



PURSUANT TO THE GOVENOR'S LATEST EXECUTIVE ORDER, IN-PERSON ATTENDANCE IS  
NOT PERMITTED.

MEETING WILL BE LIVE STREAMED ON YOUTUBE: [Page County, Virginia- YouTube](#)

### **AGENDA**

**Page County Planning Commission**

**Work Session**

**Board of Supervisors Room- County Government Center**

**103 South Court Street, Luray, VA 22835**

**March 23, 2021- 7:00 p.m.**

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#### **Call to Order**

- A. Pledge of Allegiance
- B. Moment of Silence
- C. Microphone Reminder

#### **Adoption of Agenda**

#### **New Business**

- A. Michael W. Painter- Special Use Permit Application Tracy Clatterbuck
- B. David Nealis- Special Use Permit Application Tracy Clatterbuck
- C. Adoption of Minutes- March 9, 2021

#### **Unfinished Business**

- A. Suneel & Renu Kapur- Rezoning Requests Update
- B. Follow-up/Review draft of Zoning Ordinance provided by the Berkley Group

#### **Adjourn**





## COUNTY OF PAGE

103 South Court Street, Suite F  
Luray, Virginia 22835  
(540) 743-4142  
Fax: (540) 743-4533

### Board of Supervisors:

Morgan Phenix - Chairman - At-Large  
D. Keith Guzy, Jr. - District 1  
Allen Louderback - District 2  
Mark Stroupe - District 3  
Larry Foltz - District 4  
Jeff Vaughan - District 5

County Administrator:  
Amity Moler

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**TO:** Page County Planning Commission

**FROM:** Tracy Clatterbuck, Zoning Administrator

**SUBJECT:** Michael W. Painter- Special Use Permit application (Introduction)

**DATE:** March 17, 2021

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### **SUMMARY:**

Special use permit (SUP) to operate a banquet/event facility.

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### **BACKGROUND:**

Michael W. Painter has filed an application for a SUP to operate a banquet/event facility located south on River Road, 0.25 miles from US Hwy BSN 340 W, on the right, Stanley, VA. The parcel is identified by tax map number 70-A-117 (*containing 203.78 acres*). The property is currently zoned as Agriculture (A-1). The property is improved with an existing barn and other numerous accessory structures. The applicant is proposing to use the existing 48x96 barn and designated parking area as part of the banquet/event facility.

Pursuant to § 125-10 D. (16) of the Page County Zoning Ordinance, banquet facilities and event facilities require a SUP.

### **OTHER AGENCY COMMENTS:**

Virginia Department of Transportation (VDOT) – Per Jeff Nicely with VDOT, “VDOT has no issues with the proposed use once a new entrance is constructed. The existing entrance at this site does not meet the minimum sight distance standards. VDOT has located a location for a new moderate volume commercial entrance at the property approximately 570’ south of Rt. 340. A VDOT Land Use Permit will be required to construct the new entrance. VDOT will work with the owners engineer to approve the design of the new entrance. At the time of events, no parking or signage is allowed on the VDOT Right of Way.” Staff recommends that we make the requirements for VDOT as a condition of the SUP, and give the applicant six months to complete the work (from the date of approval of the SUP).

Health Department- Per Herbert Cormier with the Health Department, “This Health Department has reviewed the request for comments for a Special Use Permit to operate a proposed Event Center for hosting wedding venues & river weddings....This Health Department has no objections to the issuance of the Special Use Permit. Based upon information provide by an OSE (On-site Soil Evaluator), the existing well is registered with the Office of Drinking Water (ODW). Prior to issuance of an Operation Permit for the sewage disposal system, additional supporting documentation must be provided to this Health Department demonstrating how the sewage disposal system is capable of serving the sewage disposal needs to the Event Center....” The applicant is currently working with Gerald Dovel (On-site Soil Evaluator) along with the local Health Department on obtaining the required health permits. Staff recommends that we make approval of the well and septic permits as a condition of the SUP, and give the applicant six months to complete the work (from the date of approval of the SUP).

Building Official- Per James Campbell, Page County Building Official, the applicant was required to obtain





a structural inspection and load rating report on the existing barn by a licensed engineer. He contracted with Racey Engineering to complete the study. A copy of the report has been provided in your packet. Per Racey Engineering, "the building was found to be suitable to support 200-person occupancy". This report has been reviewed and accepted by Mr. Campbell. Building permits will be required for any code related items.

**PAGE COUNTY COMPREHENSIVE PLAN:**

The project site falls within the "Agricultural Protection Tier" and into the designation of "Farmland of Statewide Importance".

Regarding the Page County Comprehensive Plan, according to Volume 1, Section 2.2 of the Comp Plan, *"the purpose of the Agricultural Protection Tier is to protect agricultural uses and preserve the rural lifestyle and sense of community that has long defined Page County. This tier is intended primarily for very low-density residential development, large lot rural development and agricultural uses. Non-residential uses would serve the needs of residents in the surrounding rural areas and generally be limited to agriculture-related businesses."*

Chapter 3, Goal 3, Section 3.22 states, *"Encourage and support the development and retention of agriculturally-related businesses as a valued element of the Page County economy."*

Chapter 3, Goal 6, Section 6.2 states, *"Encourage economic growth that is compatible with the County's rural character while generating a positive net cash flow for the County."*

With consideration to the designation, by TLC, who named Luray/Page County the #2 of 10 beautiful destination wedding locales, Page County has done well in the industry and continues to build momentum and attract tourists.

**FISCAL IMPACT:**

Approval of this application could result in new revenue to the towns and county, to include but not limited to: license tax, retail sales, meals and lodging, and increased real estate.

**MOTION(S):**

I move that the Page County Planning Commission hold a public hearing on this special use permit application at the April 13, 2021 Regular Meeting, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia § 15.2-2204.

**ATTACHMENTS:**

- Special Use Permit Application
- SUP Draft Conditions





County of Page, Virginia  
Planning & Community Development  
103 South Court St., Suite B  
Luray, VA 22835

SPECIAL USE PERMIT

Applicant: Michael W. Painter  
Tax Map #: 70-A-117  
Purpose: Banquet/Event Facility

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

By the Page County Board of Supervisors on \_\_\_\_\_

1. THIS SPECIAL USE PERMIT IS TRANSFERABLE, IT WILL MEET THE REQUIREMENTS IN AND HAVE PRIVILEGES PROVIDED FOR IN THE PAGE COUNTY ZONING ORDINANCE, AND ANY ORDINANCE AMENDMENTS FOR THE PERIOD SET FORTH WITHIN THE PARAMETERS IN THIS SPECIAL USE PERMIT. THE SPECIAL USE PERMIT SHALL REMAIN WITH THE PROPERTY FOR A PERIOD OF FIFTY (50) YEARS.
2. MICHAEL W. PAINTER, OR ITS SUCCESSOR AND/OR ASSIGNS, SHALL BE IN COMPLIANCE WITH ALL COUNTY ORDINANCES, THE UNIFORM STATEWIDE BUILDING CODE, AND ALL STATE AGENCY REGULATIONS.
3. THE BUSINESS OPERATOR AND/OR OWNER SHALL APPLY FOR AND MAINTAIN A VALID PAGE COUNTY BUSINESS LICENSE.
4. THIS SPECIAL USE PERMIT IS FOR THE USE OF THE EXISTING BARN AND DESIGNATED PARKING AREA.
5. PER RACEY ENGINEERING AND THE PAGE COUNTY BUILDING OFFICIAL, THE BARN WAS FOUND TO BE SUITABLE TO SUPPORT 200-PERSON OCCUPANCY.
6. ANY OUTDOOR FIRES ON THE PROPERTY SHALL BE ENCLOSED BY A FIRE RING. ALL FIRE RINGS SHALL BE ENCLOSED BY A NON-FLAMMABLE MATERIAL AT LEAST 8" IN HEIGHT.
7. ANY LIGHTING THAT IS PROVIDED ON THE PROPERTY WILL BE DIRECTED DOWNWARDS, SO AS NOT TO PRODUCE A GLARE ONTO ADJOINING PROPERTIES OR ROADS OR RIGHT-OF-WAYS.
8. THIS SPECIAL USE PERMIT MAY BE REVOKED UPON MATERIAL NONCOMPLIANCE WITH THE TERMS OF THE PERMIT, OR UPON VIOLATION OF ANY OTHER RELEVANT TERMS OF THE ZONING ORDINANCE OR ANY OTHER ORDINANCES OF THE COUNTY OF PAGE, VIRGINIA. HOWEVER, PRIOR TO THE COMMENCEMENT OF ANY ACTION TO REVOKE THIS PERMIT, THE COUNTY SHALL NOTIFY THE PERMIT HOLDER IN WRITING OF THE MATERIAL IN NONCOMPLIANCE OR VIOLATION, AND THE PERMIT HOLDER SHALL HAVE THIRTY (30) DAYS THEREAFTER TO CURE THE MATERIAL NON-COMPLIANCE OR VIOLATION. THE NOTICE SHALL BE DEEMED GIVEN WHEN HAND DELIVERED TO THE PERMIT HOLDER OR WHEN MAILED BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, TO THE PERMIT HOLDER.



9. ANY CHANGE OF USE OR EXPANSION OF SERVICES NOT INCLUDED IN THIS SPECIAL USE PERMIT WILL REQUIRE AN ADDITIONAL, NEW, OR MODIFIED SPECIAL USE PERMIT AS REQUIRED BY THE PAGE COUNTY ZONING ORDINANCE AT THAT TIME.
10. THE ZONING ADMINISTRATOR OR THEIR DESIGNATED REPRESENTATIVE MAY VISIT THE SITE AT ANY TIME TO ENSURE COMPLIANCE WITH THE SPECIAL USE PERMIT.
11. PER VDOT REQUIREMENTS PROVIDED TO THE APPLICANT, "VDOT HAS NO ISSUES WITH THE PROPOSED USE ONCE A NEW ENTRANCE IS CONSTRUCTED. THE EXISTING ENTRANCE AT THIS SITE DOES NOT MEET THE MINIMUM SIGHT DISTANCE STANDARDS. VDOT HAS LOCATED A LOCATION FOR A NEW MODERATE VOLUME COMMERCIAL ENTRANCE AT THE PROPERTY APPROXIMATELY 570' SOUTH OF RT. 340. A VDOT LAND USE PERMIT WILL BE REQUIRED TO CONSTRUCT THE NEW ENTRANCE. VDOT WILL WORK WITH THE OWNERS ENGINEER TO APPROVE THE DESIGN OF THE NEW ENTRANCE. AT THE TIME OF EVENTS, NO PARKING OR SIGNAGE IS ALLOWED ON THE VDOT RIGHT OF WAY." THE IMPROVEMENTS DETAILED IN THIS CONDITION MUST BE COMPLETED WITHIN SIX MONTHS FROM THE ISSUANCE DATE OF THE SPECIAL USE PERMIT. THIS CONDITION IS SUBJECT TO MODIFICATION IN WRITING FROM VDOT.
12. PER HEALTH DEPARTMENT REQUIREMENTS PROVIDED TO THE APPLICANT, SEWAGE DISPOSAL AND WATER SUPPLY MUST BE PERMITTED AND INSTALLED WITHIN SIX MONTHS FROM THE ISSUANCE DATE OF THE SPECIAL USE PERMIT. THIS CONDITION IS SUBJECT TO MODIFICATION IN WRITING FROM THE PAGE COUNTY HEALTH DEPARTMENT.

I (we) the undersigned owner(s)/occupant(s) understand and agree to the foregoing conditions of this special use permit. I further understand that this special use permit may be reviewed on a yearly basis or at any time, the county determines necessary to ensure the compliance with and enforcement of all applicable conditions, codes, and regulations.

\_\_\_\_\_  
*Owner(s)/Occupant(s)*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Board of Supervisors Chairman*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*County Administrator*

\_\_\_\_\_  
*Date*



**COUNTY OF PAGE**  
**SPECIAL USE PERMIT APPLICATION**

<b>DATE RECEIVED:</b> <u>3/11/21</u>	<b>FOR OFFICE USE ONLY:</b> <b>DENSITY RANGE:</b> <u>Medium</u>
<b>AMOUNT PAID:</b> <u>950<sup>00</sup></u>	<b>RECEIPT #:</b> <u>Ch# 1272</u>

\*\*\*\*\*

1. The applicant is the owner ☒ other ☐ (Check one)

2. OWNER/MAILING ADDRESS

OCCUPANT (If other than owner)

Name: Michael W Painter

Name: \_\_\_\_\_

Address: P.O. Box 201 142

Address: \_\_\_\_\_

Stoney Lane Stanley VA 22851

Phone Number: 540-778-3846

Phone Number: \_\_\_\_\_

540-244-7222

3. Site Address: 320 River Road Stanley VA 22851

4. Directions to property:

From Stanley VA take 340 South 3 miles Turn Left onto  
River Road Go 1/4 mile Barn on Right.

5. Property size: 219 Acres

6. Tax Map Number: 70-A-117

Magisterial District: SIW MAG District

7. Current use of the property: Farming - Land use

8. Description of proposed use: Event Center - wedding venue & River weddings

Size of building(s), if any: BARN - 48 X 96

9. Present Zoning: ☒ A-1 (Agriculture)

☐ R (Residential)

☐ C-1 (Commercial)

☐ I (Industrial)

☐ W-C (Woodland Conservation)





Submit names and complete mailing addresses of ALL adjoining property owners, including property owners across any road or right-of-way (Continue on separate sheet if needed).

Note: Names and address of property owners may be found in the Real Estate and Land Use Office at the Commissioner of Revenue's Office.

NAME	ADDRESS
Nancy BlakeMore	373 River Rd Stanley VA
GARY CRBAAGE	575 River Rd Stanley VA
RANDALL & MARY Young	878 River Rd Stanley VA
County of Page	136 River Rd Stanley VA Boat Landing
Lori Goehner	187 River Rd Stanley VA
CAROLYN Martin	191 River Rd Stanley VA

**ADJOINING PROPERTY OWNER VERIFICATION:**

AS APPLICANT FOR THIS SPECIAL USE PERMIT REQUEST,

I Michael W Painter (Name)  
HEREBY ACKNOWLEDGE THAT I HAVE FAITHFULLY AND CORRECTLY PROVIDED  
NAMES AND COMPLETE MAILING ADDRESSES OF ALL MY ADJOINING PROPERTY  
OWNERS AND THOSE DIRECTLY ACROSS THE ROAD OR RIGHT-OF-WAY. I  
UNDERSTAND THAT FAILURE TO PROVIDE ALL ADJOINING PROPERTY OWNERS WILL  
LEAVE ME LIABLE FOR ADDITIONAL COSTS FOR RE-ADVERTISEMENT AND NOTICES  
MAILED AND THAT MY REQUEST COULD BE DELAYED UNTIL PROPER NOTIFICATION  
HAS BEEN GIVEN TO ALL ADJOINING PROPERTY OWNERS AND THOSE PROPERTY  
OWNERS ACROSS THE ROAD OR RIGHT-OF-WAY.

2-8-2021  
DATE

  
SIGNATURE OF APPLICANT



10. Applicants' additional comments, if any:

We are just using Riverside Property of Tax map 70-A-117

I (we), the undersigned, do hereby certify that the above information is correct and true. I (we) further understand that in granting approval of this application, the Board of Supervisors may require that I (we) comply with certain conditions and that such approval shall not be considered valid until these conditions are met. *Please refer to the attached "Power of Attorney" form for those applicants that desire to have a spokesperson, who is not the property owner, represent the application and property.*

Signature of Owner: Michael W. [Signature]

Signature of Applicant: \_\_\_\_\_

\*\*\*\*\*

**COMMENTS BY PLANNING AND COMMUNITY DEVELOPMENT OFFICE:**

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

\_\_\_\_\_  
ZONING ADMINISTRATOR

\_\_\_\_\_  
DATE



PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE**  
**SUBMITTING THIS APPLICATION** TO THE PLANNING AND COMMUNITY DEVELOPMENT  
DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY  
3536 NORTH VALLEY PIKE  
HARRISONBURG, VIRGINIA 22802  
(540) 434-2587

Attached

DATE

VDOT OFFICIAL

\*\*\*\*\*

PAGE COUNTY HEALTH DEPARTMENT  
75 COURT LANE  
LURAY, VIRGINIA 22835  
(540) 743-6528

Attached

DATE

HEALTH OFFICIAL

\*\*\*\*\*

PAGE COUNTY BUILDING OFFICIAL  
103 S COURT STREET, SUITE B  
LURAY, VIRGINIA 22835  
(540) 743-6674

Per Engineer structure is O.K. If any additional  
work permits will be Required

3/15/21

DATE

Jana Campbell  
BUILDING OFFICIAL

\*\*\*\*\*

SUBDIVISION PROPERTY OWNERS ASSOCIATION

N/A

DATE

PRESIDENT OR SECRETARY



PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE  
SUBMITTING THIS APPLICATION TO THE PLANNING AND COMMUNITY DEVELOPMENT  
DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY  
3536 NORTH VALLEY PIKE  
HARRISONBURG, VIRGINIA 22802

(540) 434-2587 APPROVED WITH NEW ENTRANCE REQUIRED.

VDOT HAS MARKED AN APPROVED LOCATION FOR A NEW MODERATE VOLUME  
COMMERCIAL THAT WILL BE CONSTRUCTED APPROXIMATELY 570' SOUTH  
OF RT. 340.

3/1/2021  
DATE

Jeff Nicely  
VDOT OFFICIAL

JEFF NICELY

\*\*\*\*\*

PAGE COUNTY HEALTH DEPARTMENT  
75 COURT LANE  
LURAY, VIRGINIA 22835  
(540) 743-6528

\_\_\_\_\_  
DATE

\_\_\_\_\_  
HEALTH OFFICIAL

\*\*\*\*\*

PAGE COUNTY BUILDING OFFICIAL  
103 S COURT STREET, SUITE B  
LURAY, VIRGINIA 22835  
(540) 743-6674

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BUILDING OFFICIAL

\*\*\*\*\*

SUBDIVISION PROPERTY OWNERS ASSOCIATION

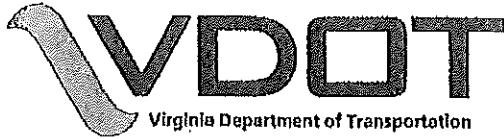
N/A

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRESIDENT OR SECRETARY







**HARRISONBURG RESIDENCY**  
**LAND USE MEMORANDUM**

**DATE:** March 1, 2021  
**TO:** Tracy Clatterbuck, Page County Zoning Administrator  
**FROM:** Jeff Nicely, Land Development Engineer  
**RE:** Special Use Permit – Michael Painter

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Tracy,

VDOT has reviewed the following Special Use Permit application and comments have been provided as noted:

**Applicant:** Michael Painter **Landowner:** Michael and Melissa Painter  
**Site Address:** 600 River Road, Stanley, VA 22851 **Tax Map#:** 70-A-117 **Ph:** 540-778-3846

**Request:**

Applicant is requesting a Special Use Permit for a wedding venue/event center.

**VDOT Site Specific Comments:**

VDOT has no issues with the proposed use once a new entrance is constructed. The existing entrance at this site does not meet the minimum sight distance standards. VDOT has located a location for a new moderate volume commercial entrance at the property approximately 570' south of Rt. 340. A VDOT Land Use Permit will be required to construct the new entrance. VDOT will work with the owners engineer to approve the design of the new entrance. At the time of events, no parking or signage is allowed on the VDOT Right of Way.

Please feel free to contact me if you have any questions or comments.

Sincerely,

Jeff Nicely  
VDOT | Land Development Engineer





## Lord Fairfax Health District

Page County Health Department  
75 Court Lane  
Luray, Virginia 22835  
Tel. (540) 743 - 6528 ~ Fax (540) 743 - 3811  
[www.vdh.virginia.gov](http://www.vdh.virginia.gov)



March 15, 2021

### Agency Comments:

This Health Department has reviewed the request for comments for a Special Use Permit to operate a proposed Event Center for hosting wedding venues & river weddings. The site of the proposed events is 320 River Rd., Stanley, VA 22851, Tax Map#: 70-A-117. A construction permit was issued by this Health Department for a sewage disposal system to serve a proposed house on June 12, 2019. The sewage disposal system consists of a 450 gpd sewage disposal system, capable of serving a three (3) bedroom house with six occupants, maximum. This Health Department has no objections to the issuance of the Special Use Permit. Based upon information provided by an OSE (On-site Soil Evaluator), the existing well is registered with the Office of Drinking Water (ODW). Prior to issuance of an Operation Permit for the sewage disposal system, additional supporting documentation must be provided to this Health Department demonstrating how the sewage disposal system is capable of serving the sewage disposal needs to the Event Center. This documentation can be provided by either an OSE or a P.E. (Professional Engineer).

Questions about any part of this correspondence can be directed to me at (540) 459-6965 or (540) 459-3733. I will be happy to assist you in any way that I can.



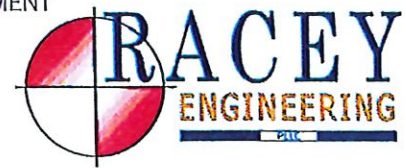
Page 2

EH Supervisor Signature Robert Quinn Date 3/15/2021

Cc: Mr. Michael W. Painter

Pc: PCHD file





March 10, 2021

Mike Painter  
142 Stony Ln  
Stanley, Virginia 22851  
Phone: (540)-244-7222  
Email: [painter3@embarqmail.com](mailto:painter3@embarqmail.com)

Project: Structural Inspection and Load Rating Report  
320 River Road, Stanley, Virginia (Tax Map #: 70-A-1.17)

Racey Project Number: 8198  
Subject: Structural Inspection and Load Rating Report

### OVERVIEW

On March 4, 2021, Racey Engineering, PLLC ("Racey") representative(s) met with the Client to review site and structural conditions at 600 River Road located in Stanley, Virginia (Tax Map #: 70-A-1.17). The purpose of the inspection and report is to assess the existing structure and provide any recommendations for repair or replacement. The existing structure consists of a 48' x 96' main barn and a basement.

### INSPECTION NOTES

The barn is constructed of conventional wood framing. During the inspection, no sagging or bounce of the main floor was observed. The columns on the main floor are braced at the top. The beams, columns and all other framing was observed to be in good condition and structurally sound on the main floor.

The structure rests on a CMU block foundation wall filled with poured concrete. The foundation wall was observed to have a minor crack, approximately  $\frac{1}{2}$ " to  $\frac{3}{4}$ ", in the parging on the interior of the front basement wall that spans the entire height of the wall. The gutter on the front side of the barn was also observed to be damaged and leaking. The beams, joists and columns were observed to be in good condition with no significant damage.

### SUMMARY AND RECOMMENDATIONS

The structure is in good condition and appears to be structurally sound outside some minor repairs. Racey has the following recommendations for the structure:

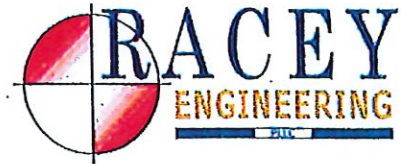
1. Repair the crack in parging on the front interior basement wall.
2. Repair the gutter on the front side of the barn.

Based on the observed building framing, **the floor system is adequate to support 100 psf assembly loading.** Any areas where floor joists are spaced greater than 2 ft shall have additional floor joists installed. The building was found to be suitable to support 200-person occupancy.

With the above information stated, the Engineer's field inspection report is concluded. The findings as outlined herein and above, are intended to represent that the Engineer observed the existing conditions at the time of inspection. In the performance of its professional services, Racey used the degree of care and skill ordinarily exercised under similar conditions in similar localities and no other warranties expressed or implied are made or intended in any of the proposals, reports, or opinions rendered by Racey.







If there are any questions or concerns pertaining to this report or the listed recommendations, please feel free to contact our office.

REPORT SUBMISSION MADE BY:

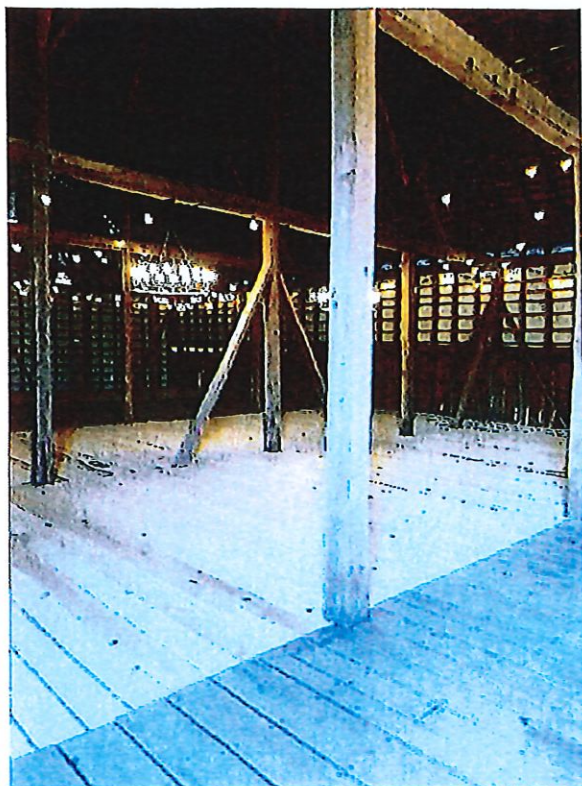
Racey Engineering, PLLC

A handwritten signature in black ink, appearing to read "Sam Cave", with a stylized flourish at the end.

Sam Cave  
Civil Engineer 1  
Attachments: Images of existing conditions  
[Close of Report\_v1, 3/9/2021]













County of Page, Virginia  
Planning & Community Development  
103 South Court St., Suite B  
Luray, VA 22835

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To: Tracy L. Clatterbuck, Zoning Administrator  
From: Kelly M. Butler, Floodplain Administrator  
Date: 3/11/2021  
Re: Michael W. Painter  
Special Use Permit Application  
TM #70-A-117

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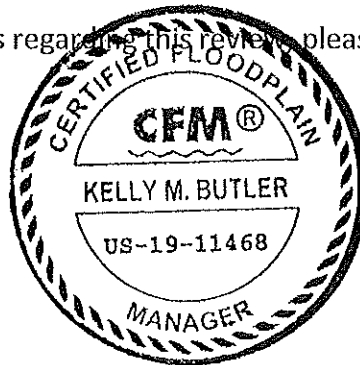
Comments: Per your request, I have reviewed the special use permit application and referenced property for compliance with the county's floodplain conservation ordinance.

The existing structure to be used for the events consists of a 48' x 96' main barn and basement. Based on the FEMA Elevation Certificate provided by the applicant dated February 24, 2020 this structure is not located in the floodplain. The elevation certificate has determined that the Base Flood Elevation (BFE) is 776.0 feet. The top of the bottom floor, in this case the basement slab, is located at 781.2 feet. This determines that the "basement" of the structure is located above the BFE.

Upon review of the Flood Insurance Rate Map (FIRM) dated 1/5/2007, it appears that the barn is located in Flood Zone A. The data collected from the elevation certificate suggests otherwise. I would encourage the applicants to file for a Letter of Map Amendment (LOMA) to have the structure removed from this Flood Zone. Should they ever choose to acquire flood insurance on the barn, it will help their insurance rate.

If you or the applicant has any questions regarding this review, please let me know.

  
Kelly M. Butler, CFM







**FEMA**

*NATIONAL FLOOD INSURANCE PROGRAM*

**ELEVATION CERTIFICATE**

**AND**

**INSTRUCTIONS**

**2015 EDITION**





U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

## ELEVATION CERTIFICATE AND INSTRUCTIONS

### Paperwork Reduction Act Notice

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

### Privacy Act Statement

**Authority:** Title 44 CFR § 61.7 and 61.8.

**Principal Purpose(s):** This information is being collected for the primary purpose of estimating the risk premium rates necessary to provide flood insurance for new or substantially improved structures in designated Special Flood Hazard Areas.

**Routine Use(s):** The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA-003 – National Flood Insurance Program Files System or Records Notice 73 Fed. Reg. 77747 (December 19, 2008); DHS/FEMA/NFIP/LOMA-1 – National Flood Insurance Program (NFIP) Letter of Map Amendment (LOMA) System of Records Notice 71 Fed. Reg. 7990 (February 15, 2006); and upon written request, written consent, by agreement, or as required by law.

**Disclosure:** The disclosure of information on this form is voluntary; however, failure to provide the information requested may result in the inability to obtain flood insurance through the National Flood Insurance Program or the applicant may be subject to higher premium rates for flood insurance. Information will only be released as permitted by law.

### Purpose of the Elevation Certificate

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP). It is to be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

The Elevation Certificate is required in order to properly rate Post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), located in flood insurance Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, and AR/AO. The Elevation Certificate is not required for Pre-FIRM buildings unless the building is being rated under the optional Post-FIRM flood insurance rules.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA or LOMR-F request. Lowest floor and lowest adjacent grade elevations certified by a surveyor or engineer will be required if the certificate is used to support a LOMA or LOMR-F request. A LOMA or LOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 package, whichever is appropriate.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the Base Flood Elevation (BFE). A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

Additional guidance can be found in FEMA Publication 467-1, Floodplain Management Bulletin: Elevation Certificate, available on FEMA's website at <https://www.fema.gov/media-library/assets/documents/3539?id=1727>.



# ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Michael Warren Painter & Melissa Renee Painter				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 600 River Road				Company NAIC Number:	
City Stanley		State Virginia		ZIP Code	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) #70(A)117, Instrument#20190002179					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Accessory</u>					
A5. Latitude/Longitude: Lat. <u>38.3508 N</u> Long. <u>78.3350 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>4641.65</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>                    </u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>                    </u>					
c) Total net area of flood openings in A9.b <u>                    </u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Page County/510109			B2. County Name Page		B3. State Virginia
B4. Map/Panel Number 510109/0155	B5. Suffix D	B6. FIRM Index Date 01-05-2007	B7. FIRM Panel Effective/ Revised Date 01-05-2007	B8. Flood Zone(s) A	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 776.0
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other/Source: <u>USGS</u>					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: <u>                    </u>					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <u>                    </u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					



# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 600 River Road			Policy Number:
City Stanley	State Virginia	ZIP Code	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS Monuments Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

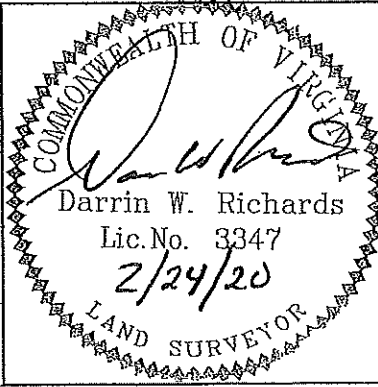

Check the measurement used.

- |   |              |  |                                 |
|---|--------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | <u>781.2</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | <u>791.2</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | _____        | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | _____        | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | <u>787.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | <u>782.2</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | <u>791.2</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | _____        | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name Darrin W. Richards		License Number 3347	
Title Land Surveyor			
Company Name Racey Engineering, PLLC			
Address 312 W. Main St.			
City Luray	State Virginia	ZIP Code 22835	
Signature 	Date 02-24-2020	Telephone (540) 743-9227	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)



**ELEVATION CERTIFICATE**OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 600 River Road			Policy Number:
City Stanley	State Virginia	ZIP Code	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)  
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ 781.2 ☒ feet ☐ meters ☐ above or ☒ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ 781.2 ☒ feet ☐ meters ☐ above or ☒ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.





# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 600 River Road			Policy Number:
City Stanley	State Virginia	ZIP Code	Company NAIC Number

## SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_ ☐ feet ☐ meters Datum \_\_\_\_\_

G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_ ☐ feet ☐ meters Datum \_\_\_\_\_

G10. Community's design flood elevation: \_\_\_\_\_ ☐ feet ☐ meters Datum \_\_\_\_\_

Local Official's Name \_\_\_\_\_ Title \_\_\_\_\_

Community Name \_\_\_\_\_ Telephone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.



# ELEVATION CERTIFICATE

## BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

600 River Road

City

Stanley

State

Virginia

ZIP Code

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Right Side View 02-24-2020

Clear Photo One

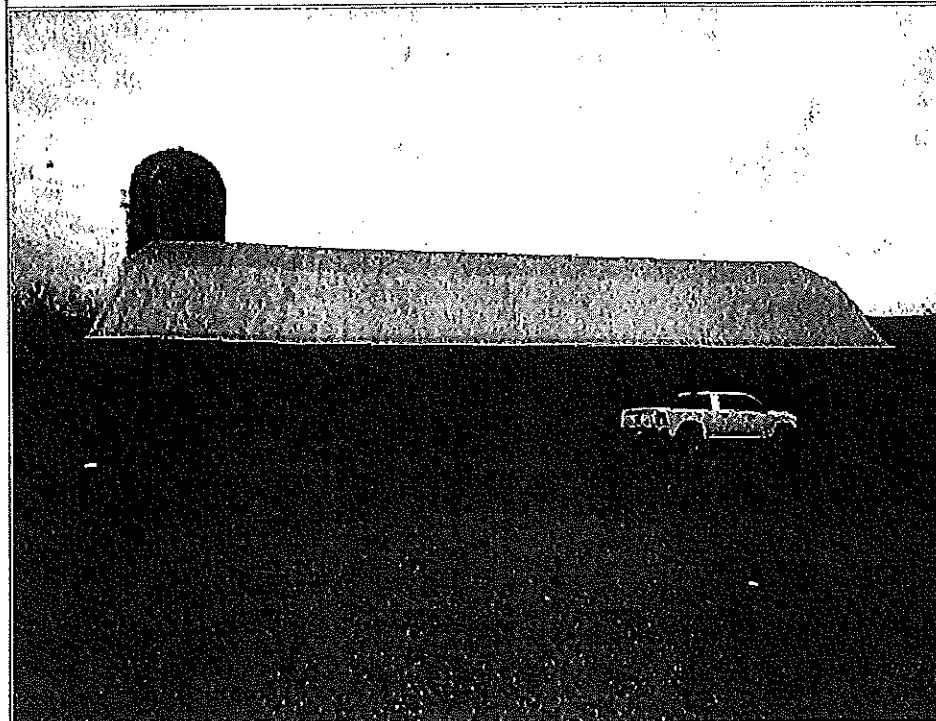


Photo Two

Photo Two Caption Front View 02-24-2020

Clear Photo Two



**ELEVATION CERTIFICATE****BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 600 River Road			Policy Number:
City Stanley	State Virginia	ZIP Code	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

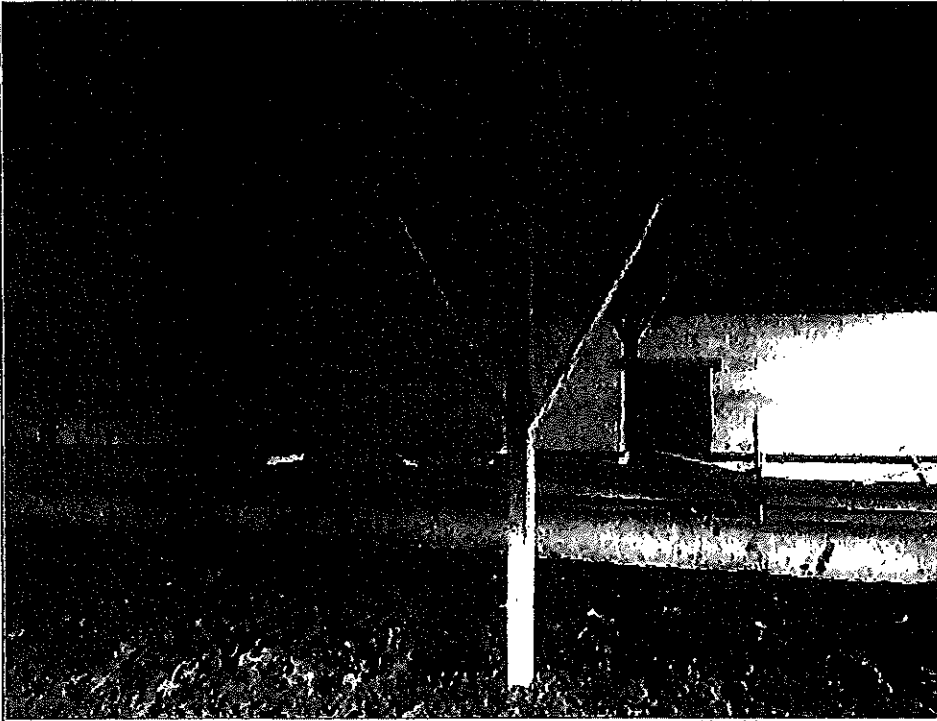


Photo Three

Photo Three Caption Rear View 02-24-2020

Clear Photo Three

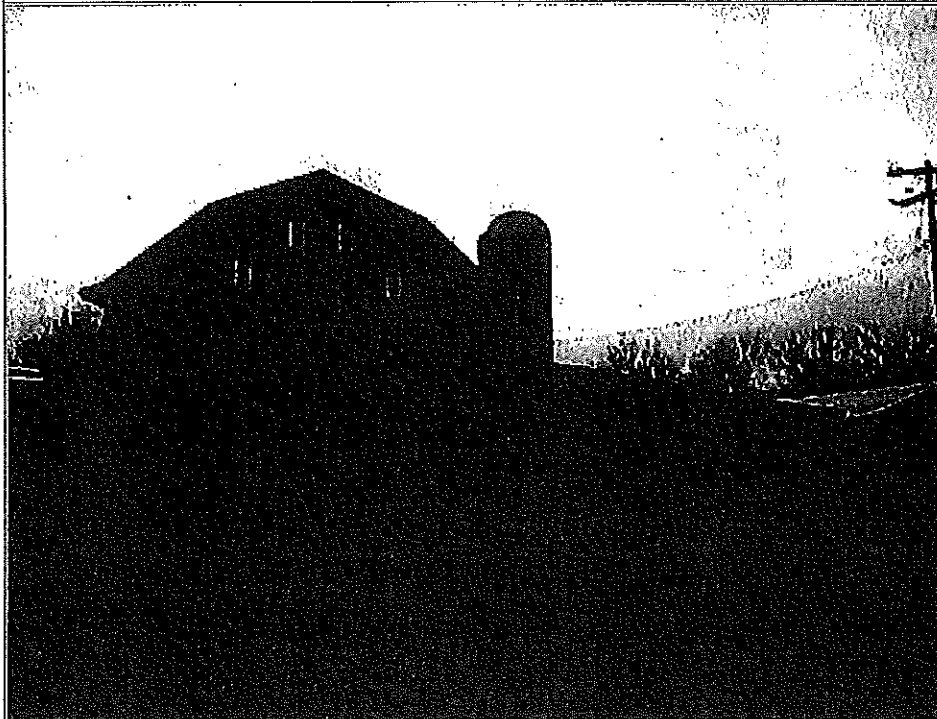


Photo Four

Photo Four Caption Left Side View 02-24-2020

Clear Photo Four



Shenandoah River

378 River Rd

Existing  
Entrance

47 Acres  
Michael & Melissa Painter  
TAX MAP 70-A-117  
TOTALS 203 Acres

Shed

Existing  
Entrance

Existing  
BARN  
48x96

Existing Entrance

Parking  
Area

County  
Boat Landings

ENTRANCE

Alma Bridge

River Road

↳ Possible new  
entrance if cannot  
use one of existing?  
(TLE)

GARY CUBBAGE  
375 River Rd

NANCY BLAKEMORE  
ESTATE  
373 River Rd

Existing  
Entrance

156 Acres

Michael & Melissa Painter  
TAX MAP 70-A-117

Loni Goodenow  
1817 River Rd

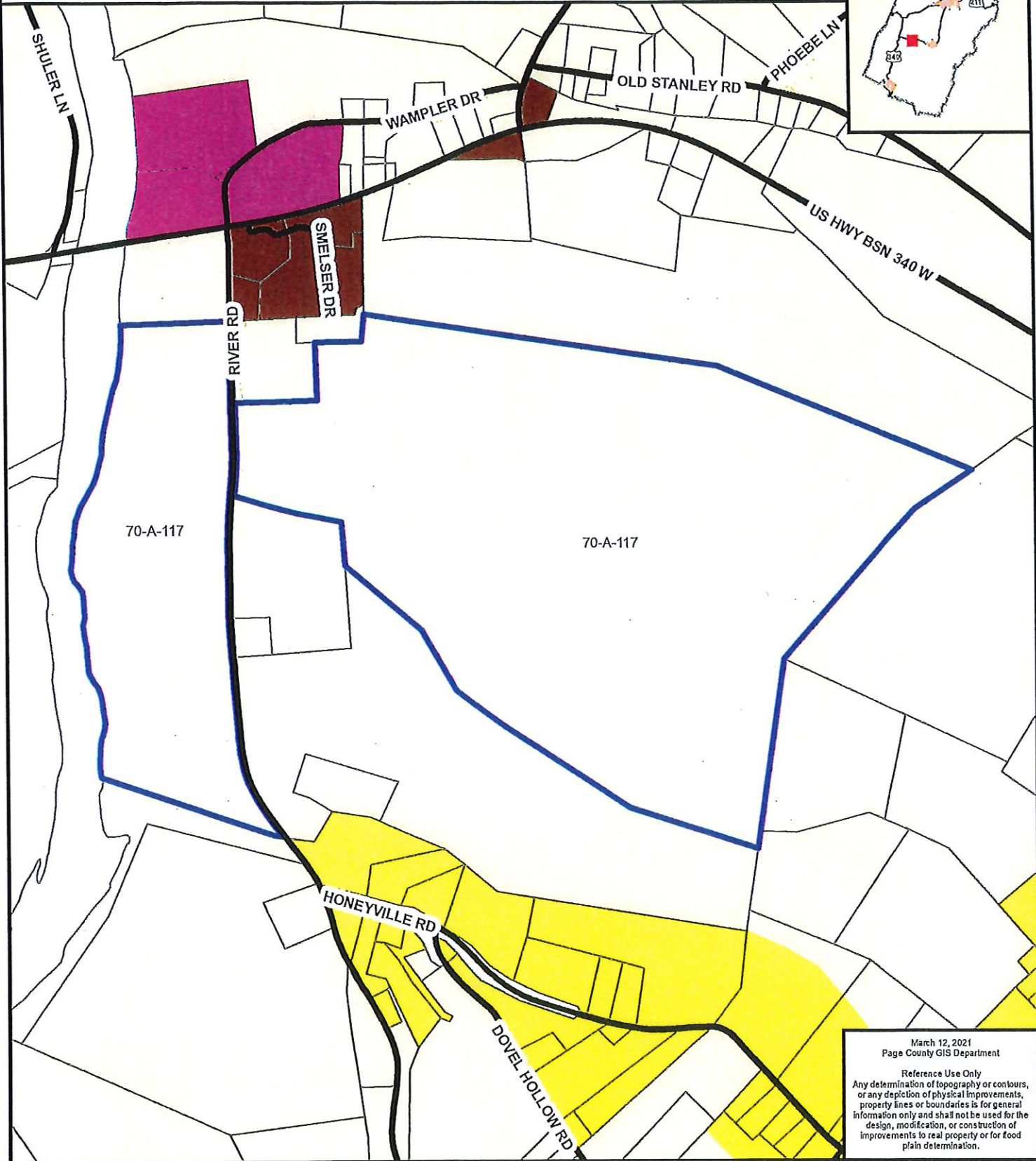
CRYSTYN MARTIN  
191 River Rd







# Tax Map 70-((A))-117 Zoning



March 12, 2021  
Page County GIS Department

Reference Use Only  
Any determination of topography or contours,  
or any depiction of physical improvements,  
property lines or boundaries is for general  
information only and shall not be used for the  
design, modification, or construction of  
improvements to real property or for food  
plain determination.

## Legend

- |              |                       |             |
|--------------|-----------------------|-------------|
| Roads        | <b>Current Zoning</b> | Residential |
| 70-((A))-117 | Agricultural          | Industrial  |
| Other Lots   | Commercial            |             |

0 500 1,000 2,000 Feet



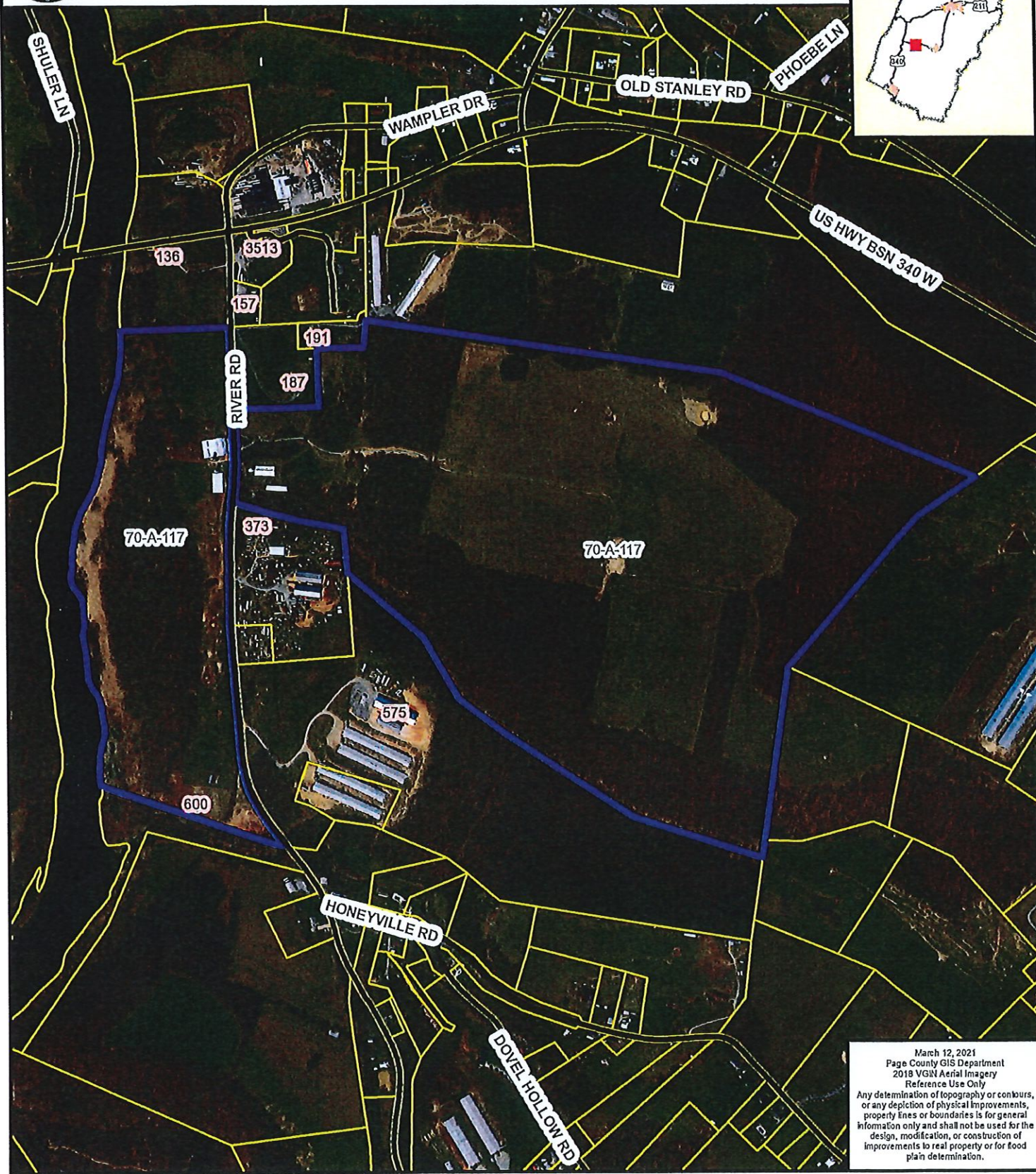
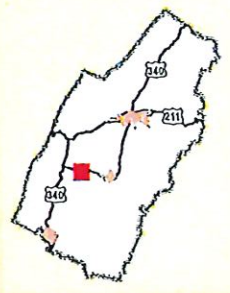






# Tax Map 70-((A))-117

## Aerial Imagery (2018)



March 12, 2021  
Page County GIS Department  
2018 VGIN Aerial Imagery  
Reference Use Only  
Any determination of topography or contours,  
or any depiction of physical improvements,  
property lines or boundaries is for general  
information only and shall not be used for the  
design, modification, or construction of  
improvements to real property or for flood  
plain determination.

### Legend

- Roads
- 70-((A))-117
- Other Lots

0 500 1,000 2,000 Feet



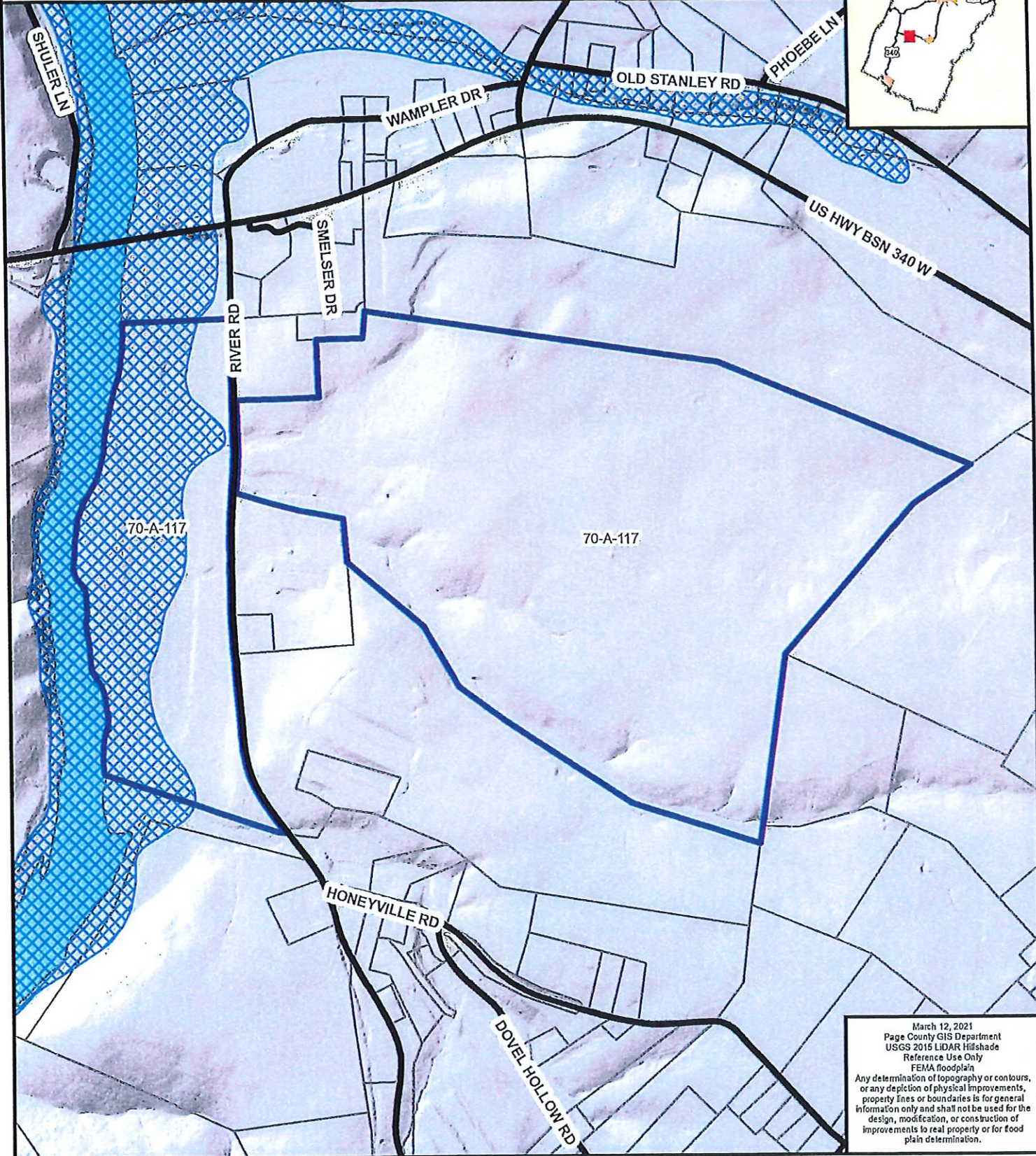
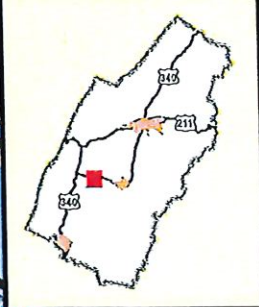






# Tax Map 70-((A))-117

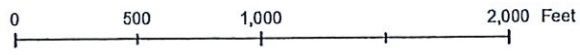
## Floodplain (FEMA Flood Zone Data)



March 12, 2021  
Page County GIS Department  
USGS 2015 LIDAR Hillshade  
Reference Use Only  
FEMA floodplain  
Any determination of topography or contours,  
or any depiction of physical improvements,  
property lines or boundaries is for general  
information only and shall not be used for the  
design, modification, or construction of  
improvements to real property or for flood  
plain determination.

### Legend

- Roads
- 70-((A))-117
- Other Lots
- FEMA 100-year floodplain
- Shenandoah River









County of Page, Virginia  
Planning & Community Development  
103 South Court St., Suite B  
Luray, VA 22835

---

**TO:** Page County Planning Commission

**FROM:** Tracy Clatterbuck, Zoning Administrator

**SUBJECT:** David Nealis- Special Use Permit Introduction

**DATE:** March 18, 2021

---

**SUMMARY:**

Special use permit (SUP) to operate a home occupation for a detailing shop in an existing accessory structure.

---

**BACKGROUND:**

David Nealis has filed an application for a SUP to operate a home occupation for a detailing shop in an existing accessory structure located at 161 Brady Road, Stanley, VA. The parcel is identified by tax map number 72-A-26, contains 3.384 acres, and is currently zoned as Agriculture (A-1). The property is improved with a single-family dwelling and numerous accessory buildings.

This SUP would allow the applicant to operate a detailing shop that would include the cleaning of vehicles, audio upgrades, and window tint services from the primary residence. The proposed business would be conducted out of an existing 23x39 garage on the property.

Pursuant to § 125-15 B.(1)(e) of the Page County Zoning Ordinance, home occupations in an accessory building require a special use permit.

**OTHER AGENCY COMMENTS:**

Virginia Department of Transportation (VDOT) – Per Jeff Nicely with VDOT, “proposed use will have no impact to the VDOT ROW.”

Health Department- Per Herbert Cormier with the Health Department, “...This Health Department has no objections to the operation of the proposed car detailing business on this property...”

Building Official- Per James Campbell, Page County Building Official, “I have no issue with existing garage being used for business.”

**PAGE COUNTY COMPREHENSIVE PLAN:**

Chapter 3, Goal 6, Section 6.2 states, “Encourage economic growth that is compatible with the County’s rural character while generating a positive net cash flow for the

county.” Due to the low impact, the proposed business would not change the character of the property.

**FISCAL IMPACT:**

The applicant will be required to maintain a Page County business license which will result in additional tax revenue for Page County.

**MOTION(S):**

I move that the Page County Planning Commission hold a public hearing on this special use permit application at the April 13, 2021 Regular Meeting, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia § 15.2-2204.

**ATTACHMENTS:**

SUP Application Packet  
SUP draft conditions





County of Page, Virginia  
Planning & Community Development  
103 South Court St., Suite B  
Luray, VA 22835

## **SPECIAL USE PERMIT**

**Applicant: David Nealis**

**Tax Map #: 72-A-26**

**Purpose: Home occupation to operate detailing shop (cleaning of vehicles, audio upgrades, and window tint services) out of existing garage**

**APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_**

**By the Page County Board of Supervisors on \_\_\_\_\_.**

1. THIS SPECIAL USE PERMIT IS TRANSFERABLE, IT WILL MEET THE REQUIREMENTS IN AND HAVE PRIVILEGES PROVIDED FOR IN THE PAGE COUNTY ZONING ORDINANCE, AND ANY ORDINANCE AMENDMENTS FOR THE PERIOD SET FORTH WITHIN THE PARAMETERS IN THIS SPECIAL USE PERMIT. THE SPECIAL USE PERMIT SHALL REMAIN WITH THE PROPERTY FOR A PERIOD OF FIFTY (50) YEARS.
2. DAVID NEALIS OR ITS SUCCESSOR AND/OR ASSIGNS, SHALL BE IN COMPLIANCE WITH ALL COUNTY ORDINANCES, THE UNIFORM STATEWIDE BUILDING CODE, AND ALL STATE AND FEDERAL AGENCY REGULATIONS.
3. THE HOME OWNER SHALL APPLY FOR AND MAINTAIN A VALID PAGE COUNTY BUSINESS LICENSE TO OPERATE THE HOME OCCUPATION.
4. THIS SPECIAL USE PERMIT IS FOR USE OF THE EXISTING ACCESSORY STRUCTURE ONLY.
5. THE BUSINESS MUST REMAIN IN COMPLIANCE WITH THE PAGE COUNTY ZONING ORDINANCE SPECIFICALLY § 125-15.
6. ANY LIGHTING THAT IS PROVIDED ON THE PROPERTY WILL BE DIRECTED DOWNWARDS, SO AS NOT TO PRODUCE A GLARE ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
7. THIS SPECIAL USE PERMIT MAY BE REVOKED UPON MATERIAL NONCOMPLIANCE WITH THE TERMS OF THE PERMIT, OR UPON VIOLATION OF ANY OTHER RELEVANT TERMS OF THE ZONING ORDINANCE OR ANY OTHER ORDINANCES OF THE COUNTY OF PAGE, VIRGINIA. HOWEVER, PRIOR TO THE COMMENCEMENT OF ANY ACTION TO REVOKE THIS PERMIT, THE COUNTY SHALL NOTIFY THE PERMIT HOLDER IN WRITING OF THE MATERIAL IN NONCOMPLIANCE OR VIOLATION, AND THE PERMIT HOLDER SHALL HAVE THIRTY (30) DAYS THEREAFTER TO CURE THE MATERIAL NON-COMPLIANCE OR

VIOLATION. THE NOTICE SHALL BE DEEMED GIVEN WHEN HAND DELIVERED TO THE PERMIT HOLDER OR WHEN MAILED BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, TO THE PERMIT HOLDER.

8. ANY CHANGE OF USE OR EXPANSION OF SERVICES NOT INCLUDED IN THIS SPECIAL USE PERMIT WILL REQUIRE AN ADDITIONAL, NEW, OR MODIFIED SPECIAL USE PERMIT AS REQUIRED BY THE PAGE COUNTY ZONING ORDINANCE AT THAT TIME.
9. THE ZONING ADMINISTRATOR OR THEIR DESIGNATED REPRESENTATIVE MAY VISIT THE SITE AT ANY TIME TO ENSURE COMPLIANCE WITH THE SPECIAL USE PERMIT.

I (we) the undersigned owner(s)/occupant(s) understand and agree to the foregoing conditions of this special use permit. I further understand that this special use permit may be reviewed on a yearly basis or at any time, the county determines necessary to ensure the compliance with and enforcement of all applicable conditions, codes, and regulations.

\_\_\_\_\_  
*Owner(s)/Occupant(s)*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Board of Supervisors Chairman*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*County Administrator*

\_\_\_\_\_  
*Date*

**COUNTY OF PAGE  
SPECIAL USE PERMIT APPLICATION**

**FOR OFFICE USE ONLY:**

DATE RECEIVED: 2/17/21 DENSITY RANGE: Medium  
AMOUNT PAID: 550<sup>00</sup> RECEIPT #: Dir Dp

\*\*\*\*\*

1. The applicant is the owner ☒ other ☐ (Check one)

2. OWNER/MAILING ADDRESS

OCCUPANT (If other than owner)

Name: David Nealis Name: \_\_\_\_\_

Address: 161 Brady RD Address: \_\_\_\_\_

Stanley VA 22851 \_\_\_\_\_

Phone Number: 540-435-3155 Phone Number: \_\_\_\_\_

3. Site Address: 161 Brady RD

4. Directions to property:

Head south on 340 into Stanley, coming from Luray  
turn Right on Brady RD At the diner, Follow Brady  
until the end and its the last house on the Right.

5. Property size: 3.5 Acres

6. Tax Map Number: 172-A-26  
Magisterial District: \_\_\_\_\_

7. Current use of the property: Residential

8. Description of proposed use: Clean Cars in the Garage, Audio upgrades,  
window tint, online merch  
Size of building(s), if any: 23 x 39 sales

9. Present Zoning: ☒ A-1 (Agriculture) ☐ R (Residential)  
☐ C-1 (Commercial) ☐ I (Industrial)  
☐ W-C (Woodland Conservation)

10. Applicants' additional comments, if any:

This is a minimal Impact Buissness meaning very light

Noise pollution. Customers Per day may be one to none.  
I'm still building clientele. Normal operating hours are usually between  
9-5 during the day. We clean, sanitize and wax cars.

I (we), the undersigned, do hereby certify that the above information is correct and true. I (we) further understand that in granting approval of this application, the Board of Supervisors may require that I (we) comply with certain conditions and that such approval shall not be considered valid until these conditions are met. *Please refer to the attached "Power of Attorney" form for those applicants that desire to have a spokesperson, who is not the property owner, represent the application and property.*

Signature of Owner: Don Newis

Signature of Applicant: Don Newis

\*\*\*\*\*

**COMMENTS BY PLANNING AND COMMUNITY DEVELOPMENT OFFICE:**

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\_\_\_\_\_  
ZONING ADMINISTRATOR

\_\_\_\_\_  
DATE

Submit names and complete mailing addresses of ALL adjoining property owners, including property owners across any road or right-of-way (Continue on separate sheet if needed).

Note: Names and address of property owners may be found in the Real Estate and Land Use Office at the Commissioner of Revenue's Office.

NAME

ADDRESS

_____	156 Brady Road Stanley, VA
_____	165 Brady Road Stanley, VA
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**ADJOINING PROPERTY OWNER VERIFICATION:**

AS APPLICANT FOR THIS SPECIAL USE PERMIT REQUEST,

I David Newlis (Name)  
HEREBY ACKNOWLEDGE THAT I HAVE FAITHFULLY AND CORRECTLY PROVIDED  
NAMES AND COMPLETE MAILING ADDRESSES OF ALL MY ADJOINING PROPERTY  
OWNERS AND THOSE DIRECTLY ACROSS THE ROAD OR RIGHT-OF-WAY. I  
UNDERSTAND THAT FAILURE TO PROVIDE ALL ADJOINING PROPERTY OWNERS WILL  
LEAVE ME LIABLE FOR ADDITIONAL COSTS FOR RE-ADVERTISEMENT AND NOTICES  
MAILED AND THAT MY REQUEST COULD BE DELAYED UNTIL PROPER NOTIFICATION  
HAS BEEN GIVEN TO ALL ADJOINING PROPERTY OWNERS AND THOSE PROPERTY  
OWNERS ACROSS THE ROAD OR RIGHT-OF-WAY.

2-17-21  
DATE

David Newlis  
SIGNATURE OF APPLICANT

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE**  
SUBMITTING THIS APPLICATION TO THE PLANNING AND COMMUNITY DEVELOPMENT  
DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY  
3536 NORTH VALLEY PIKE  
HARRISONBURG, VIRGINIA 22802  
(540) 434-2587

Attached

DATE

VDOT OFFICIAL

\*\*\*\*\*

PAGE COUNTY HEALTH DEPARTMENT  
75 COURT LANE  
LURAY, VIRGINIA 22835  
(540) 743-6528

Attached

DATE

HEALTH OFFICIAL

\*\*\*\*\*

PAGE COUNTY BUILDING OFFICIAL  
103 S COURT STREET, SUITE B  
LURAY, VIRGINIA 22835  
(540) 743-6674

I have no issue with existing garage being  
used for business. (detailing Automobiles) as requested on  
bus. lic. appl.

2/23/2021

DATE

Jaz C. Phell  
BUILDING OFFICIAL

\*\*\*\*\*

SUBDIVISION PROPERTY OWNERS ASSOCIATION

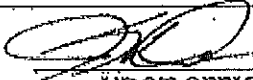
N/A

DATE

PRESIDENT OR SECRETARY

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE  
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DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY  
3536 NORTH VALLEY PIKE  
HARRISONBURG, VIRGINIA 22802  
(540) 434-2587

*Proposed use will have no impact to the*  
*VDOT ROW.*  
*2/25/21*  
DATE  VDOT OFFICIAL

\*\*\*\*\*

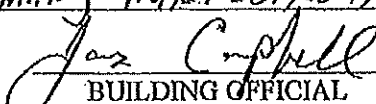
PAGE COUNTY HEALTH DEPARTMENT  
75 COURT LANE  
LURAY, VIRGINIA 22835  
(540) 743-6528

DATE

HEALTH OFFICIAL

\*\*\*\*\*

PAGE COUNTY BUILDING OFFICIAL  
103 S COURT STREET, SUITE B  
LURAY, VIRGINIA 22835  
(540) 743-6674

*I have no issue with existing garage being*  
*used for business. (detailing automobiles) as requested on*  
*2/23/2021*  
DATE  BUILDING OFFICIAL *bus. lic. appl.*

\*\*\*\*\*

SUBDIVISION PROPERTY OWNERS ASSOCIATION

*N/A*

DATE

PRESIDENT OR SECRETARY

Community Development Review Application

Applicant: Necalis David Last First Phone: 540-435-3155 email: Necalis@aol.com

Mailing Address: 161 Brady RD Stanley VA 22851  
Site Address of Business: 161 Brady RD Stanley VA 22851  
Property Owner (if different than applicant): \_\_\_\_\_ Phone: \_\_\_\_\_

Last First

Property Owner Address: \_\_\_\_\_

Tax Map Number: 12-A-210 Website: www.subdossgrage.com

Zoning Classification: A Description of Business: CAR Detailing, Audio upgrades, window tint, online merchandise sales

Is Business: Home Based X Virtual: \_\_\_\_\_ Rental: \_\_\_\_\_ Commercial: \_\_\_\_\_

Size of Building: 30x40 Space used for business: 30x40 Year Built: 1999

Accessory Building Being Used: \_\_\_\_\_ Size: \_\_\_\_\_ Attached/Detached: Detached

Will this business be open to the public and receive customers inside the building? Yes

Number of Customers per day? 1 Number of Children if Daycare: \_\_\_\_\_

Number of Sleepers if cabin rental: \_\_\_\_\_ Number of bedrooms: \_\_\_\_\_

Number of Employees (not including self) 0

Sewage Disposal (check one): Septic ✓ Sewer \_\_\_\_\_

Water Source (check one): Well ✓ Cistern \_\_\_\_\_ Town Supply \_\_\_\_\_

Directions to property: Head South on 310 to Stanley VA coming from Lacey make a Right

turn on Brady Road. Follow that Road to the end and the location will be on

the Right

Contractors, Builders & Developers, Architects, and Engineers: State Lic # \_\_\_\_\_

Declaration: I declare that the statements herein given are true, full, and correct to the best of my knowledge and belief.

David Necalis Date: 2-9-21

Applicant \_\_\_\_\_ Date: \_\_\_\_\_

Owner of Property \_\_\_\_\_ Date: 2-9-21

Office Use Only \_\_\_\_\_

Payment: 50 ☐ Check # \_\_\_\_\_ ☐ Cash ☐ Credit Card ☒ Debit Card

Building Official: ☒ Approved ☐ Denied

Zoning Administrator: ☒ Approved ☐ Denied

Health Department: ☐ Approved ☐ Denied

VDOT: ☒ Approved ☐ Denied See attached

Comments: \_\_\_\_\_

Date: 2/23/21 John Campbell

Date: 2/11/21 Sam Thurman

Date: 2/17/21

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

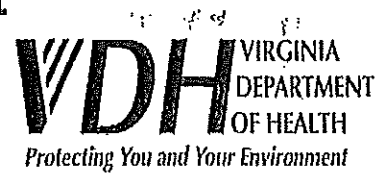
Date: \_\_\_\_\_





# Lord Fairfax Health District

Page County Health Department  
75 Court Lane  
Luray, Virginia 22835  
Tel. (540) 743 - 6528 ~ Fax (540) 743 - 3811  
[www.vdh.virginia.gov](http://www.vdh.virginia.gov)



March 11, 2021

**Planning & Community Development**

Brooke D. Newman, Program Support Technician  
103 S. Court St., Suite B  
Luray, VA 22835

**RE: Safe, Adequate, & Proper Evaluation review of an existing sewage disposal system.**

Property owner(s): Mr. David Nealis; 161 Brady Rd., Stanley, VA 22851.

Site Address: 161 Brady Rd., Stanley, VA 22851; Tax Map #:72-A-26.

This office is in receipt of a request for review of the sewage disposal system and water supply prior to issuance of a business license. The project proposal is for utilizing an existing 30' X 40' detached garage for performing car detailing, audio upgrades, and window tinting.

Based upon a site assessment performed by an OSE (On-site Soil Evaluator), the operation of the proposed car detailing operation will have little impact the sewage disposal system or water supply serving the dwelling. The OSE says that the business will have one patron per day, with no employees. The bathroom facilities in the structure are adequate. A walkover inspection of the drain field area by the OSE showed no apparent malfunction.

This Health Department has no objections to the operation of the proposed car detailing business on this property.

Sincerely,

A handwritten signature in black ink, appearing to read "Herbert Cormier", is written over a horizontal line.

Herbert Cormier  
Environmental Health Supervisor

CC: Mr. David Nealis

PC: PCHD file

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE  
SUBMITTING THIS APPLICATION TO THE PLANNING AND COMMUNITY DEVELOPMENT  
DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY  
3536 NORTH VALLEY PIKE  
HARRISONBURG, VIRGINIA 22802  
(540) 434-2587

Attached

DATE

VDOT OFFICIAL

\*\*\*\*\*

PAGE COUNTY HEALTH DEPARTMENT  
75 COURT LANE  
LURAY, VIRGINIA 22835  
(540) 743-6528

(See March 11, 2021 Comments.)

3/15/2021  
DATE

Herbert C. Curren  
HEALTH OFFICIAL

\*\*\*\*\*

PAGE COUNTY BUILDING OFFICIAL  
103 S COURT STREET, SUITE B  
LURAY, VIRGINIA 22835  
(540) 743-6674

I have no issue with existing garage being  
used for business. (detailing automobiles) as requested on  
2/23/2021 bus. lic. appl.

2/23/2021  
DATE

Jan. C. Curren  
BUILDING OFFICIAL

\*\*\*\*\*

SUBDIVISION PROPERTY OWNERS ASSOCIATION

N/A

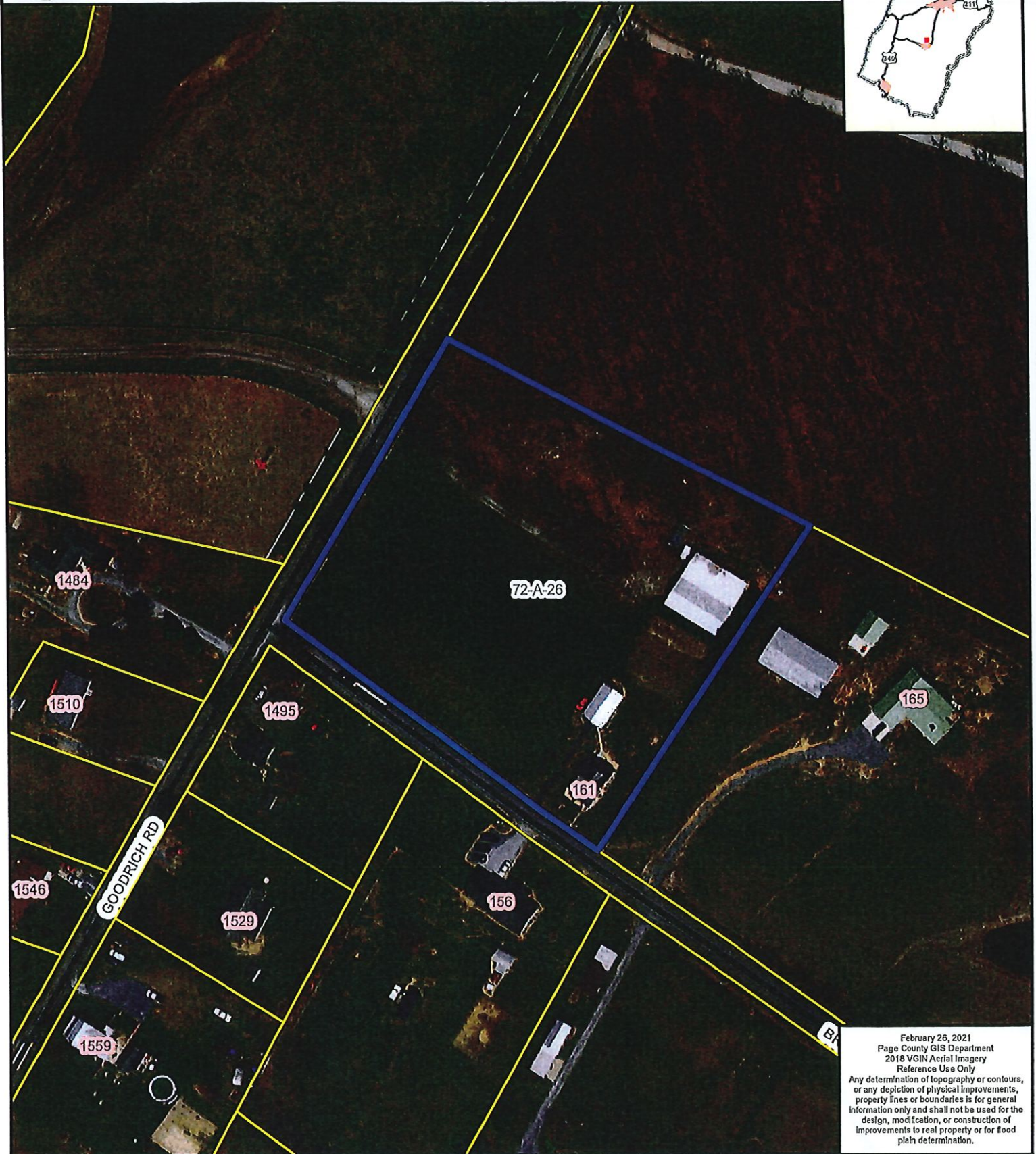
DATE

PRESIDENT OR SECRETARY



# Tax Map 72-((A))-26

## Aerial Imagery (2018)



February 26, 2021  
Page County GIS Department  
2018 VGIN Aerial Imagery  
Reference Use Only  
Any determination of topography or contours,  
or any depiction of physical improvements,  
property lines or boundaries is for general  
information only and shall not be used for the  
design, modification, or construction of  
improvements to real property or for flood  
plain determination.

### Legend

- Roads
- 72-A-26
- Other Lots

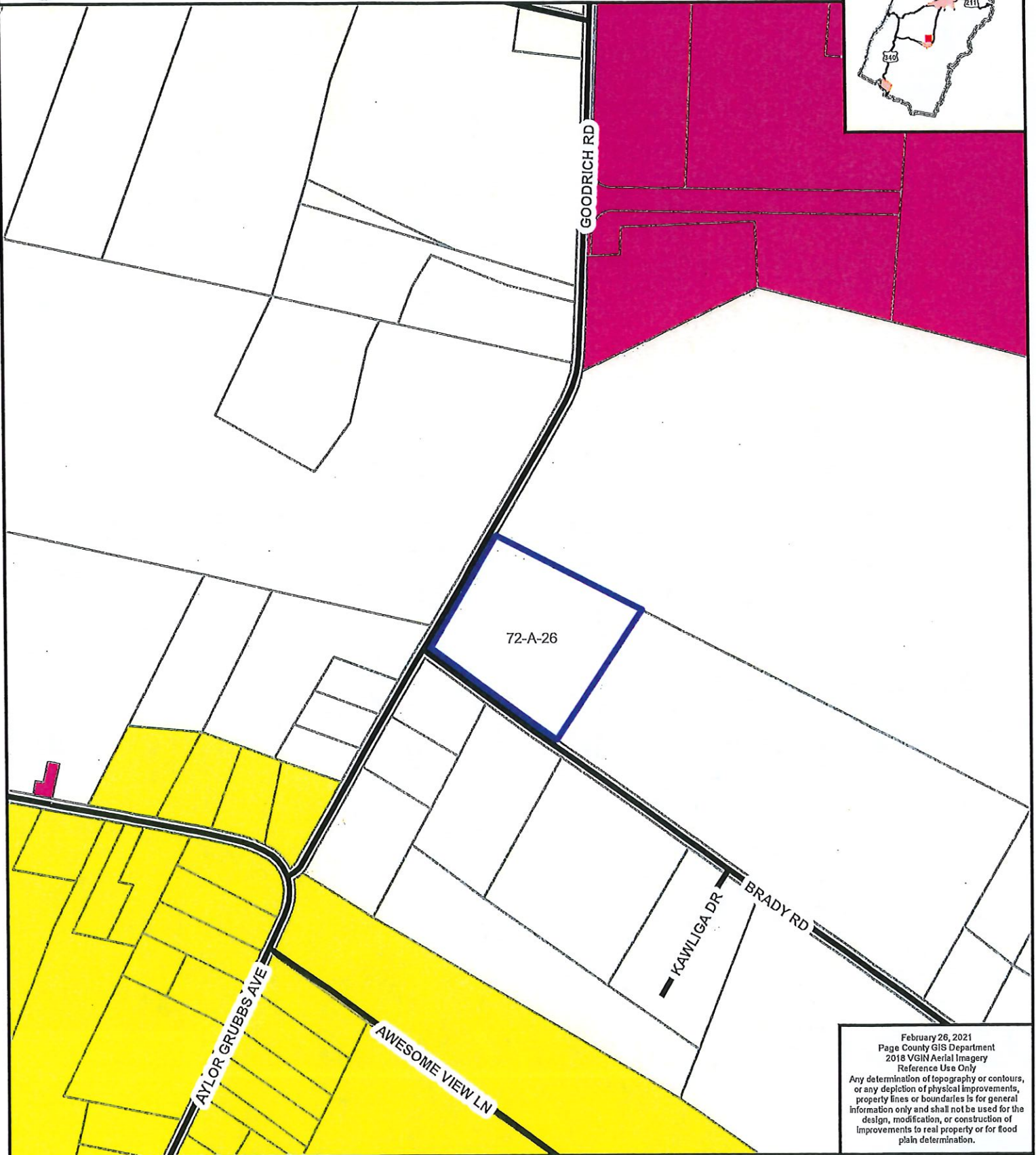
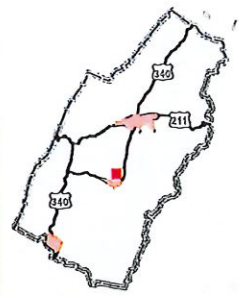
0 100 200 400 Feet







# Tax Map 72-((A))-26 Zoning



February 26, 2021  
Page County GIS Department  
2018 VGIN Aerial Imagery  
Reference Use Only  
Any determination of topography or contours,  
or any depiction of physical improvements,  
property lines or boundaries is for general  
information only and shall not be used for the  
design, modification, or construction of  
improvements to real property or for flood  
plain determination.

## Legend

- |            |                       |
|------------|-----------------------|
| Roads      | <b>Current Zoning</b> |
| 72-A-26    | Agricultural          |
| Other Lots | Residential           |
|            | Industrial            |

0 250 500 1,000 Feet



**MINUTES**  
**PAGE COUNTY PLANNING COMMISSION**  
**March 9, 2021**

**Members Present**

Catherine Grech, District 1	Donnie Middleton, District 2
Steve Atkins, District 2	Jared Burner, Chairman, District 3
Keith Weakley, Vice Chairman, District 3	James Holsinger, District 4
Gary Huffman, District 4	

**Members Absent**

William Turner, Secretary, District 5

**Staff Present**

Tracy Clatterbuck	Kelly Butler
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**Call to Order**

Chairman Burner called the March 9, 2021 Page County Planning Commission Regular Meeting to order in the Board of Supervisors Room located at the Page County Government Center, 103 S Court Street, Luray, Virginia at 7:00 p.m. The call to order was followed by *The Pledge of Allegiance* and a *Moment of Silence*.

**Adoption of Agenda**

Mr. Weakley made a motion to accept the agenda as presented. The motion was seconded by Mr. Huffman. The motion passed unanimously 7-0.

**Public Hearing**

**A. Suneel & Renu Kapur – Rezoning Requests**

Mr. David Reed, attorney for the applicants, began explaining that the lots involved in this rezoning request are located on Kibler Drive. Three lots located on the river side of Kibler Drive and two lots on the other side. Currently, all these lots are zoned agricultural. The applicants are requesting that these lots be rezoned to residential. Then, they will consider a Class B subdivision to the two lots on Kibler Drive opposite the river. There are no proposed changes to the three lots next to the river. One of the main topics of conversation has been the Egypt Bend Lot Owners Association's (EBLOA) well lot containing approximately .25 acres and located in the middle of the applicants' property. It is accessed by right-of-way to Kibler Drive. The barn located on the southside of Kibler Drive is used as an event space/vacation rental. That use will continue. The main house is a private residence. The EBLOA has expressed concerns of not wanting their well contaminated. Currently, the applicant does not have the right to "tap into" or use the EBLOA well. The well lot is well marked and sits on a knoll and is naturally protected by a ravine that runs across the 16.25-acre lot. Right now, the lot is an agricultural "by-right" use property that could be far worse contamination to the well than residential lots. By doing a rezoning, these "by-right" uses are not on the table. The applicant wants to be a good neighbor and come up with something that works well for everyone involved. Mr. Reed concluded his presentation. Chairman Burner asked if there were any questions. No questions from the commissioners.

Tracy Clatterbuck stated that staff did receive several adjoining land owner comments. All commissioners have been provided copies of the comments and they will be submitted into the minutes. Mr. Weakley agreed that the comments did not need to be read, but requested a tally of how many comments there were with a for or against tally. Tracy Clatterbuck stated that staff received one (1) comment in support of the request and (11) adjoining lots with concerns.

Chairman Burner closed the public hearing at 7:14 pm.

Mr. Holsinger stated that there is a small pond on the property. There is a drainage way, or a ravine as described, that drains into that pond. The well is serving 350 lots. The number of homes being proposed seems very reasonable. The risk of contamination from agriculture is greater. The applicant is requesting a delay in a decision. Mr. Holsinger stated that the commission should not take action.

Mr. Weakley stated that at the 1.75 minimum lot requirement, over all the lots in question, the applicants could come up with 17 lots. Chairman Burner said if there are homes put on all these lots and they are not allowed to tap into the EBLOA well, as long as they can meet setback requirements, we cannot stop them from putting a well on their own lot.

Mr. Reed stated that he is offering to do more with the Class A/B subdivision proposal than he would have to as the zoning stands right now. Mr. Reed requested the decision possibly be delayed until April.

Mr. Burner suggested that this matter be tabled until the next meeting on March 23, 2021. Mr. Weakley made a motion to table the rezoning request. Mr. Holsinger seconded the motion. The motion passed unanimously.

#### Citizen Comments on Agenda Items

None

#### New Business

##### **A. 2020 Annual Report**

Ms. Clatterbuck stated that, in accordance with state code, she is required to provide an annual report to the Board of Supervisors that shows the activity of the planning department. Commissioners are encouraged to read through the report and ask any questions. Once reviewed, she is requesting that she be given permission to send to administration to be presented to the Board of Supervisors. Mr. Atkins noted on page 4 that where the report states "Rockingham County to the south..." it should state "Rockingham County to the south and west..." Ms. Grech requested that on page 6 the map be included for the zoning districts. Chairman Burner requested a motion to approve the annual report with the two changes. Mr. Weakley made a motion to approve annual report with the noted changes. Mr. Atkins seconded the motion. The motion passed unanimously.

##### **B. Approval of Minutes – January 26, 2021, February 9, 2021, and February 23, 2021**

Ms. Clatterbuck stated that a change would be made to the February 23 minutes that states Ms. Grech and Mr. Holsinger were in the meeting via Zoom. They were physically present at the meeting. Ms. Grech expressed concerns that the minutes for the joint meetings on January 26 and February 23 regarding the zoning ordinance don't show much of the discussion that was had. Mr. Holsinger stated that there are difficulties with joint meetings. As much as possible, we need to meet independently. Chairman Burner stated it is important for us all to work together. It is a sign of public faith when the two groups can work together. Ms. Grech reiterated that the public does not have access to what was said in that meeting because the minutes do not reflect the discussion. Chairman Burner requested a motion to accept the minutes with the one change. Mr. Holsinger made a motion to approve the January 26 and February 9 minutes as presented and the February 23 minutes as amended. Mr. Huffman seconded the motion. The motion passed 6-1, with Ms. Grech opposing.

#### Unfinished Business

##### **A. Follow-up/Review draft of Zoning Ordinance provided by the Berkley Group**

Chairman Burner requested that Ms. Clatterbuck express any concerns she may have related to the materials. Ms. Clatterbuck stated the following:

- In her opinion only, the sliding scale is not for Page County and is a major concern from a staff point of view. The 1.75 acre, once every five years, isn't an issue currently, but rather the right-of-way requirements. We just say it has to be a 50-foot right-of-way, with no rules on how that right-of-way should be designed (gravel, etc.).
- In her opinion, comparing the proposed rural-residential to the current residential, there doesn't seem to be much of a difference. Why make a new district if it doesn't address the issues we are having with residential, specifically related to animals/farming.
- In her opinion, it is hard to review material without definitions. Mr. Weakley stated that the definitions should have been developed first. He also stated that the changes that have been requested by the commission/board should be made and then brought back to us. Not just noted at the podium and never seen. Ms. Grech stated we should be able to take as long as necessary to review the material.
- In her opinion, there are a lot of little things throughout the document that don't talk to each other.

Mr. Holsinger discussed his concerns about the sliding scale and how it would lead to protecting it from divisions immediately because they are limited. This would then devalue the property if sold. If we create a different district, it needs to be different and not impede the right-to-farm. Ms. Grech stated that the proposed draft seemed better suited to suburban communities. It didn't seem that a lot of the county's rural nature was being considered. Chairman Burner wants to see an example of intensive agriculture. Mr. Huffman expressed several concerns regarding the proposed sliding scale.

Ms. Clatterbuck requested that the commission instruct her as to where they want to go from here. Mr. Weakley stated his comment is that they get a corrected version with the definitions.

Ms. Grech brought up the proposed idea that adjacent landowners could grant variances to setbacks. She believes this should be left to the Board of Zoning Appeals (BZA). Ms. Clatterbuck stated that currently variances are only granted by the BZA. Mr. Holsinger stated that we should send the recommendation to the Berkley Group that the process remain as it currently is. And adjustments should be made before the next meeting. Mr. Holsinger made a motion that the variance process for altering setbacks remain as is currently in the ordinance. Mr. Atkins seconded the motion. The motion passed unanimously. Ms. Grech has additional proposed changes that she will submit to Ms. Clatterbuck.

Mr. Holsinger stated that he feels this is how the commission should handle certain issues with the materials presented. Rather than for a sub-committee to be formed, these items should be put on the agenda. Chairman Burner requested that all commissioners submit their comments to Tracy so that they can be consolidated and taken to the Berkley Group. Tracy is requesting comments by Wednesday March 17<sup>th</sup>. Chairman Burner stated that he was willing to submit the comments to the Berkley Group himself.

#### Open Citizen Comment Period

None

#### Chairman's Report

Chairman Burner reminded all commissioners that if they have any questions or concerns to reach out to him.

#### Clerk's Report

Ms. Clatterbuck stated that she had a new special use permit application that is pending that may be presented at the next meeting.

Adjourn

Chairman Burner adjourned the meeting at 8:50 p.m.

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Chairman, Jared Burner

---

Vice Chairman, Keith Weakley



## Comments on BG Zoning Ordinance documents/presentation of February 23, 2021:

### General:

The revision of the Zoning ordinance is a massive undertaking with many thorny issues to be considered and discussed, not only in general concepts but also in very specific terms. It therefore should take as long as necessary and should not be rushed, lest we incorporate solutions that will have unintended consequences. It would behoove us to carefully consider all content in detail, analyze possible impact, and endeavor to propose solutions that will be enforceable, fair, affordable and supported by the public.

Many of the proposed changes are better suited to suburban communities; they neither necessary or well suited to the rural nature of Page County. Land use in Page County is mostly woodland (37%), park (33%) and ag (21%) for a total of 91%, residential is only 6%, commercial 0.5% and industrial 0.1%. Our zoning ordinance needs to our needs not a stereotypical model.

Because of its complex nature and its consequences for future generations not being immediately apparent, the sliding scale solution proposed for non family lot subdivision may not be the right solution for our county. Its purpose of protecting farmland may not work as intended since it will encourage landowners who wish to subdivide and are mostly not farming their land, to rezone as has been done successfully in the past. This system is also heavy to administer considering limited staff in our zoning department. In, addition the public will not understand why, years down the line, future subdivisions will be precluded after the allotted number is reached. Also has the necessity to abandon current 5 year rule stressed by BG been confirmed by legal?

The issue of the keeping animals in residential neighborhoods will be addressed separately by PC Chairman Burner and Supervisors Guzy and Foltz in committee.

Allowing adjacent landowners to grant variances instead of the BZA creates a bad precedent. Examples: Attachment A p.8 and attachment D p.14

Discussion on MHP, PUD, C1 and I1 standards, slope control, and issues in document D "use standards" remain to be discussed as they were not addressed at meeting.

### Procedure:

All documents submitted for our review need to be updated and consolidated with prior corrections. We shouldn't need to constantly refer back to old documents and jump back and forth because new ones documents have not been updated. For example, the previously discussed and revised definitions haven't yet been incorporated into the latest documents. This precludes useful comments on our part. Also, there are many, many examples of concepts and terms that are still missing definitions and rules.

#### Attachment A- District Standards:

- p.1 section x.1 C. Setbacks (1) (2): What are the increased setbacks?
- p.2. Table x.2.1 "Number of Lots permitted": Chart needs to be modified to show total number of lots allowed. Also what is the definition of "parent lot", "street", "right-of-way", etc? Specific numbers proposed need to be reviewed. How well adapted to Page County is this solution?
- p.2-3 Table x.2.2: Location of new lots on the parcel needs to be defined as well as the concept of preservation area in this context. Definitions missing.
- p.3 Table x 3.1 Terminology: Why "project" size, not "lot"? Definitions missing.
- p.3 Why use a % of gross acreage only here and not in A1?
- p. 4 B (2) If this refers to proffers, then "proffers needs to be mentioned, defined and addressed generally.
- p.8 Last sentence in table regarding permission of adjacent landowner: Variances should be granted by the BZA only.
- p.14 Tables x.6.1 and x.7.1 What about setbacks between structures, now 30ft?

#### Attachment B- Community Design Standards:

- p.2 Section 1.2 (11) (12) Proof of prior use? Admin nightmare
- p.2 Section 1.3 Definitions missing. Also we need measurable criteria (as measured by Zoning Admin using a light meter) and guidelines to facilitate enforcement. G: "any annoyance" is too vague.
- p.5 Section 2.4 A. Strike the entire 2nd sentence.
- p.6 Section 2.5 and throughout: We are missing many definitions
- p.8 B 1st line "Appropriate combination": term is too vague
- p.8 Section 2.8 B (2) What are "landscaping credits" and are we going to use that concept? If so how and why?
- p.10 I (4) chain link fencing: Too restrictive for a rural county. We are not in suburbia. J: Good section, should also apply to lots with dwellings. How will they be regulated? Please define "junk"! K: What if fence is on the property line?

- p.11 A: State whether (1) (2) and (3) are cumulative or alternative
- p.25 I: 30 days (minus 7) before an election seems too little considering how long political signs are usually up
- p.33 Division 5 Slope Controls needs to be discussed, especially since these provisions in current ordinance have not, and are not, being enforced.

Section 5.4 A (2): Add "transmission" to the term "Electric facilities" and adapt all related proposed definitions to avoid conflict with the solar ordinance which will regulate generation facilities.

Attachment- C Use Matrix:

- p.1 Ag Operations: Should be allowed in C1, C2 , I1 and I2.  
Residential Farm: Re-consider SUP in R1 and PUD, should not be allowed.
- p.2 Manufactured Home: Re-consider B in AR, should be regulated the same as R  
Short term tourist rental needs to match Single family dwelling and B & B p.4
- p.3 Religious Assembly needs to match Educational facilities. Why less restrictive?
- p. 4 B&B: See above- why SUP in R?
- p.5 Life Care facility: Replace Bs by SUPs
- p.5 Shooting range (Specify Commercial): Replace all Rs by SUPs
- p.6 Junkyard: Replace R by SUP in I2  
Sawmill, portable: Re consider, not adapted to in rural community  
Stable, private: Needs to be addressed as part of the keeping of animals in residential districts (R in AR, SUP in R not coherent)  
Graveyards: Restrictions needed, including set backs

Attachment D- Use standards:

For our convenience it would have been useful to have a marked up version of our current ordinance for comparison or an indication of new elements.

- p.1 Section 2.1: Check for compliance with Farm Act
- p. 1-2 Section 2.2: This is not a practical way to address the issue of keeping of farm animals in residential subdivisions. Please refer to Chairman Burner for his suggestions in this matter.

- p. 2 Section 3.1 C: Setbacks?  
E: In conflict w Matrix/Alternative Dwelling Unit which does not allow in R?
- p. 3 H: Limit reduced from 2,000ft to 800ft: Replace by % of primary structure.  
Section 3.2 would preclude rentals  
Section 3.4: Unnecessary unless required by Sate Code
- p.4 Section 3.5 A: Distinctions between (1) and (2) would be hard to enforce.
- p.9 Section 5.1: Remove major/minor distinction. Also why are current standards not incorporated (125.30.11)?
- p. 14 Section 5.13 A (1): Variances to setbacks should be granted by BZA, not by permission from adjoining landowner. This would set a bad precedent.  
Also revise definition to define a structure not a number of dogs.
- p.16 Section 5.17 should read "Self-Storage". "Sawmill, commercial" is missing.  
Section 5.18: Specify "Commercial". Also consider later then 6 pm?
- p. 18 Section 6.1: Add prohibition of "junk" (to be defined)  
Section 7.1 A (3): Why reduce existing setback from 15ft to 5 ft? Strike (4) because not appropriate for rural county.  
Section 7.1 B: Why regulate temporary portable storage containers at all?
- p.19 Section 7.3 We need a red lined version of existing section to compare.
- p. 23 H (5) replace "facility plan" by "site plan" and define.
- p. 25 Section 7.6: Replace title by Sawmill, Commercial, and should be by SUP as it is now, not R.  
Section 7.7: Why bother to define and regulate?
- P. 26 Section 7.10: How are Windmill, large systems to be regulated? Utility Scale?

## Overview

The following is a summary of the discussion held during the third and fourth Board of Supervisors and Planning Commission Joint Worksessions for the Page County Zoning & Subdivision Ordinance Update held on January 26 and February 23, 2021. The Berkley Group (BG) staff combined the notes from both meetings into one document to streamline comments and assist with a comprehensive review.

## Joint Worksession #3 – January 26, 2021

### 1. Schedule & Key Progress

BG staff reviewed the project overview and key progress to date with an emphasis on the joint worksession in November 2020 and on-going ordinance drafting by BG staff. The group reviewed the proposed project schedule, which includes monthly joint worksessions. The Planning Commission has decided to meet separately to review the documents in preparation for their input at the joint worksessions. The group agreed to set the fourth Tuesday of February-May for joint worksessions beginning at 6:00 p.m., acknowledging that the schedule may be adjusted if necessary.

### 2. Zoning Districts and Intent Statements

BG staff reviewed proposed zoning districts highlighting proposed new districts. After some discussion relative to permitted uses and setback standards for the A-I and A-F Districts, the group accepted the proposed Zoning Districts as follows:

District Abbreviation	Proposed District Title
P-R	Parks-Recreation
W-C	Woodland-Conservation
A-I	Agriculture
A-R	Agriculture-Residential
R	Residential
R-I	Medium-High Density Residential
PUD	Planned Unit Development
C-1	Neighborhood Commercial
C-2	General Commercial
I-1	Light Industrial
I-2	General Industrial
MHP-I	Manufactured Home Parks
A-F	Agricultural and Forestal District Overlay

BG staff also reviewed the Zoning District Intent Statements and, responding to questions, explained that the new districts are intended to address new growth opportunities and allow for better direction of uses. The district intent statements provide a general description, purpose, and location for each district. Differences in lot areas and other standards, such as setbacks, will be provided in the District Standards section at a later worksession. The proposed District Intent Statements were accepted with revisions, as noted with strikethrough/underline on the following page, to the A-I District to clarify protection of agricultural lands and right to farm as a priority:

*A-1 Agricultural District.* The purpose of the A-1 District is to preserve agricultural and forest uses and the rural character of the County where agricultural, forestry and other low-intensity uses predominate and the right to farm has been established as a priority. It is the intent of this district to protect the agricultural industry from sprawling residential development that denudes large areas of agricultural land, as soils in these areas are well suited for farming. To ensure the success of the above goal, it is necessary to maintain a low density of development with permitted uses including mainly agricultural uses, accessory uses that boost the farming economy, and sparse residential development for those who own or manage farm and forestry lands or choose to live in a rural environment. To protect against premature subdivision of land, by-right land divisions are limited in a manner intended to maintain and protect the land base necessary to support the County's agricultural economy, a primary resource and economic asset of the County. This district shall not be confused with, but may include, properties designated as an Agriculture and Forestal (A-F) Overlay District through the Agricultural and Forestal Act, as described in the Code of Virginia.

### 3. Use Matrix — Review and Finalize

#### A. Uses and Definitions

The group reviewed the use matrix chart that offered a crosswalk between existing and proposed uses and definitions. In response to questions, BG staff clarified that larger industrial-type uses would be considered as intensive agricultural uses and that no changes are proposed to the current Confined Animal Feeding Operation standards for farms. Commission and Board members offered comments relative to certain proposed definitions and specific uses. BG staff noted that most of those comments will be addressed in the Design Standards for Specific Uses, Community Design, and Non-conforming Use ordinance sections. These comments, generally identified by topic below, are documented in the Comment Tracking Matrix (Attachment A):

- Keeping of animals (residential farm) and private kennels; numbers of animals by acreage
- Wayside stands and farmers markets
- Home occupations/virtual businesses
- Gambling/gaming uses
- Junkyards and storage yard, including screening and inoperable vehicles

#### B. Uses and District Designations

The group reviewed the proposed Use Matrix. Commission and Board members offered suggestions for modifications to specific uses captured in the Comment Tracking Matrix (Attachment A) and incorporated into the revised Use Matrix (Attachment B).

### 4. Design Standards for Specific Uses

BG staff noted that design standards for specific uses were being drafted for review at the next joint worksession. These standards include recommended best practices to improve quality of development and to mitigate potential negative impacts of certain uses.

### 5. Next Steps

The next worksession is scheduled for February 23, 2021. BG staff will incorporate comments and continue drafting ordinance sections for review.

## Joint Worksession #4 — February 23, 2021

### 1. Schedule & Key Progress

BG staff reviewed the project schedule and key progress to-date. The group scheduled the next joint worksession for April 27, 2021, beginning at 6:00 p.m.

### 2. Zoning Districts Standards

The group reviewed the proposed District Dimensional Standards. Discussion was held relative to the enforcement of the by-right lot allocation and the number of lots permitted by size of parent parcel within the P-R, W-C, and A-I Districts. BG staff noted that processes for tracking and enforcing the lot divisions would be addressed in the Subdivision section. The group indicated interest in increasing the by-right lot allocation per parent parcel and requested benchmarking comparisons for consideration. Other discussion included height for accessory structures like farm silos; private verses public roads and pavement widths in townhouse and multi-family residential developments; maximum lot sizes for effectiveness of cluster design and agricultural land preservation.

### 3. Community Design Standards

The group reviewed the proposed Community Design Standards. Commission and Board members offered comments on specific requirements, including revisions to language for clarity, such as: discouraging verses not permitting use of mercury vapor lights; vagueness of 'any annoyance' relative to light reflection; landscaping professional verses person; chain link fencing and fencing within easements; parking for rental cabins; removal of temporary signs; and, off-premise directional signs (see also Comment Tracking Matrix, Attachment A). BG staff will incorporate recommendations where possible and make corrections to typographical errors noted.

### 4. Design Standards for Specific Uses

The group reviewed the Design Standards for Specific Uses. Commission and Board members offered comments on specific requirements such as: allowable square footage for an accessory dwelling; portable and commercial sawmills; storage facility standards; commercial shooting ranges; colocation of antenna on communications towers; and, ensuring utility service standards do not conflict with solar facility standards. Members advised that a Board committee has been developed to look at standards for the keeping of animals in residential districts.

The group agreed to change the name of the Agricultural-Residential (A-R) District to Rural Residential (RR) District to avoid potential conflict with state code requirements for agricultural uses. BG staff will incorporate recommendations where possible and make corrections to typographical errors noted.

### 5. Next Steps

BG staff will incorporate comments and continue drafting ordinance sections for review.

The group agreed that additional comments from members will be provided to BG staff on the Comment Tracker form within two weeks of the meeting. Board committee members who are discussing animal keeping in residential districts expressed an intent to meet within the two weeks following the worksession as well.





# Attachment A. Comment Tracker Last Updated: March 8, 2021

Page County Zoning Ordinance Comment Tracker							
#	Reviewer	Date Received	Article/Section	Topic	Page	Comment	Committee Decision
1	PC/BOS	1.26.21	Uses	Intent Statements	N/a	Change sprawling residential development to "all development"	Change; removed the word residential to leave sprawling development as phrase.
2	PC/BOS	1.26.21	Uses	Intent Statements	N/a	Add "right to farm has been established as a priority" to the A-1 intent statement	Change as recommended.
3	PC/BOS	1.26.21	Uses	Uses	N/a	What is the difference between automobile major vs. minor? Should only be one automobile repair use permitted in C-1 and C-2 and with SUP in A-1	Definitions between the two uses identify types of repair permitted under each use; Minor repair more appropriate in C-1 District as less intense use; major repair more appropriate in C-2 as more intense use; Use and community standards would offer more use standards.
4	PC/BOS	1.26.21	Uses	Uses	N/a	Need to ensure we are not eliminating the current uses from home occupations A/B/Virtual. Also review accessory use and limiting the use of accessory structures.	Proposed home occupation uses would not eliminate current home occupation uses; including a virtual business; additional guidance provided in use standards.
5	PC/BOS	1.26.21	Uses	Uses	N/a	Concern over the word "bona fide" in the definition of agricultural operation. That term should apply throughout the document to make	No change recommended; Bona fide is part of the State Code definition of agriculture uses. Use of bona fide in agricultural operation definition deals with actual crop or animal production to differentiate between actual farming use and open space; Administration section of ordinance will address certification for applications/permits as true and factual; use of 'bona fide' in each use definition not necessary.
6	PC/BOS	1.26.21	Uses	Uses	N/a	Be clear with difference between wayside stands and farmer's market	No change recommended; Uses are distinct in definition.
7	PC/BOS	1.26.21	Uses	Uses	N/a	Why is age restricted communities deleted?	Recommend regulating based on dwelling unit type. Current ordinance only allows age restricted communities with use standards that limit to single family and duplex style dwellings; best practice would allow a variety of housing types for an age-restricted community.
8	PC/BOS	1.26.21	Uses	Uses	N/a	What is an example of intensive agriculture?	Larger animal slaughter or processing facility; larger suppliers such as large feed facility.
9	PC/BOS	1.26.21	Uses	Uses	N/a	Need clarification on wedding venues and places of assembly; How do farm brewery/distilleries move forward related to agritourism? What about if a brewery wanted to operate a restaurant?	Certain agri-tourism uses (see definition of that use) are permitted by state law; SUP would be required for a place of assembly (wedding venue) incidental to farm brewery/distillery. Accessory food sales are typically permitted; full-scale restaurant would be subject to underlying zoning district. Manufacturer's licenses for farm breweries, distilleries, and wineries are subject to the regulations found in §4.1-206 of Virginia Code.
10	PC/BOS	1.26.21	Uses	Uses	N/a	Proteins need to be included as item for sale in definition of wayside stands/farmers markets.	Change as recommended.

**Attachment A. Comment Tracker**  
**Last Updated: March 8, 2021**

Page County Zoning Ordinance Comment Tracker							
#	Reviewer	Date Received	Article/Section	Topic	Page	Comment	Committee Decision
11	PC/BOS	1.26.21	Uses	Uses	N/a	Residential farm. Need clarifications of animals permitted and where.	Standards for residential farm to be provided with use standards. Use standards reviewed during 2/23/21 meeting
12	PC/BOS	1.26.21	Uses	Uses	N/a	Regulation of alternative structures (tiny homes, shipping containers, etc.) is an issue; should be Special Use Permit in districts residential districts	Add new use "alternative structures" by SUP in P-R, W-C, A-1, AR, and MHP districts. Use standards reviewed during 2/23/21 meeting
13	PC/BOS	1.26.21	Uses	Uses	N/a	Remove tourist home from hotel definition?	Change as recommended. Accepted recommended change
14	PC/BOS	1.26.21	Uses	Uses	N/a	Need to include the word "commercial" in the shooting range definition. Change "or" to "and"	Change as recommended. Accepted recommended change
15	PC/BOS	1.26.21	Uses	Uses	N/a	Need clear regulation on storage yards and junkyards; define screening and setback requirements for junkyards	Will be addressed with community design standards for screening; Research junkyard standards in similar communities to assist with cleaning up junk on properties. Community design standards reviewed during 2/23/21 meeting
16	PC/BOS	1.26.21	Uses	Uses	N/a	Will there be provisions for gambling?	With certain exceptions, gambling is subject to Virginia criminal code (Va Code Sec. 18.2), which is outside the scope of zoning regulations (VA Code Sec. 15.2). Under VA Code Sec. 58.1-4107, casinos are limited to eligible host cities (counties are not eligible). Review in subsequent submissions
17	PC/BOS	1.26.21	Uses	Uses	N/a	Concerns over keeping/raising animals on lots as private stable and residential farm	Will evaluate referencing Virginia Tech recommendations for lot sizes for animals and utilize DEQ animal units definitions. Use standards reviewed during 2/23/21 meeting: A board subcommittee is currently reviewing animal keeping standards
18	PC/BOS	1.26.21	Uses	Uses	N/a	Change SUP for accessory dwelling units to "R"	Change as recommended. Accepted recommended change
19	PC/BOS	1.26.21	Uses	Uses	N/a	Remove "tourist home" from short term tourist rental definition.	Change as recommended. Accepted recommended change
20	PC/BOS	1.26.21	Uses	Uses	N/a	Change kennel, private to "R" in AR	Change as recommended. Accepted BG recommendation
21	PC/BOS	1.26.21	Uses	Uses	N/a	Allow automotive repair By right in C1 and C2	Change to with restrictions in C1 and C2. Accepted BG recommendation
22	PC/BOS	1.26.21	Uses	Uses	N/a	Allow automotive repair in A1, AR, WC as an SUP	Change for A-1 and WC to permit automotive repair as SUP. Accepted BG recommendation
23	PC/BOS	2.23.21	District Standards	Sliding Scale	N/a	The sliding scale for by-right lot allocation is not fair for larger parent parcels.	BG will review potential for amending sliding scale standards to increase lot allocations. Review in subsequent submissions
24	PC/BOS	2.23.21	District Standards	Clustering	N/a	Desire to encourage clustering of residential development to preserve Ag land. There is nothing in the ordinance to encourage that currently	BG will add provisions to encourage clustering with maximum lot size. Standards currently permit subdivision development on private roads for cluster developments. Review in subsequent submissions
25	PC/BOS	2.23.21	District Standards	Design	N/a	How will height restrictions impact farm silos and other accessory structures that are larger than the 35ft. height requirement?	Height restrictions will include exceptions for structures such as farm silos and other typically taller structures. Review in subsequent submissions



**Attachment A. Comment Tracker**  
**Last Updated: March 8, 2021**

Page County Zoning Ordinance Comment Tracker								
#	Reviewer	Date Received	Article/ Section	Topic	Page	Comment	Committee Decision	
26	PC/BOS	2.23.21	District Standards	Districts/ Design	N/a	Width standards for roads in the R-1 District conflict with state road standards	Private roads are best practice in townhouse and multi-family residential developments; preferred by group; some past issues with private road maintenance; BG will provide standards for private road construction in subdivision standards; BG will review road standards to ensure no conflicts.	Accepted BG recommendation
27	PC/BOS	2.23.21	Districts	District	N/a	The AR district should be renamed Rural Residential (RR) to prevent Right to Farm Act conflicts. Fauquier County's rural residential standards may include requirements useful to Page	BG will change AR back to RR.	Accepted BG recommendation
28	PC/BOS	2.23.21	Community Design	All Standards	N/a	Several locations can use clarifying language to improve user experience such as use of terms/phrases - discourage vs. not permitting mercury vapor lighting; any annoyance to surrounding properties or residents; landscape nursery person vs. professional; add 'and' to clarify person must meet all of Section 2.10 for compliance; opaque language for chain link fencing;	BG will review and amend language for clarity.	Review in subsequent submissions
29	PC/BOS	2.23.21	Community Design	Parking	N/a	Parking for cabin rentals needs to be clarified; currently parking issues	BG propose parking for cabins same as for bed & breakfast use.	Accepted BG recommendation
30	PC/BOS	2.23.21	Community Design	Signs	N/a	Timing for temporary signs needs to be extended from 30 to 60 days and timing for removal clarified	BG will review and amend language for clarity.	Review in subsequent submissions
31	PC/BOS	2.23.21	Community Design	Signs	N/a	Off-site directional signs should be permitted; many uses, such as automobile repair, off of the main road need identification	BG will review and amend language for clarity.	Review in subsequent submissions
32	PC/BOS	2.23.21	Community Design	All Standards	N/a	Typo in header of Attachment B, page 31	BG will correct typographical errors in Community Design standards.	Accepted BG recommendation
33	PC/BOS	2.23.21	Use Standards	All Uses	N/a	Typo in Windmill, small system.	BG will correct typographical errors in Use Standards.	Accepted BG recommendation
34	PC/BOS	2.23.21	Use Standards	Agricultural, intensive	N/a	Need clarity on uses that would be categorized as agricultural, intensive. Setbacks may be too large.	BG will review and amend language for clarity. Look at how other localities treat intensive agricultural uses.	Review in subsequent submissions
35	PC/BOS	2.23.21	Use Standards	Accessory Dwelling	N/a	Size of accessory dwelling unit may be too small; should be percentage of primary structure. Planning reports the typical size of accessory dwelling with current permits is 50% and suggests 50% be used.	BG will modify as suggested.	Accepted BG recommendation
36	PC/BOS	2.23.21	Use Standards	Storage Facilities	N/a	Standards provided under heading of sawmill, commercial	BG to correct.	Accepted BG recommendation
37	PC/BOS	2.23.21	Use Standards	Portable & commercial sawmills	N/a	Clarity needed for portable and commercial sawmill standards. Portable sawmills used on a farm or for personal use should not have same timing regulations as commercial sawmills	BG to review and amend language for clarity.	Review in subsequent submissions
38	PC/BOS	2.23.21	Use Standards	Shooting Range	N/a	Do not want standards for private shooting ranges; need to clarify that use standards provided are for commercial shooting ranges.	BG to review and amend language.	Accepted BG recommendation
39	PC/BOS	2.23.21	Use Standards	Utility service, major/minor	N/a	Ensure standards provided will not conflict with standards for solar facilities	BG to review and ensure no conflicts.	Accepted BG recommendation



Attachment B. Revised Use Matrix  
Last Updated: March 8, 2021

Page County Zoning Use Matrix - Districts & Uses													
Uses	Districts												
	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	RR Rural Residential	R Residential	R-1 Medium/High Density Residential	PUD Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 Light Industrial	I-2 General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Proposed Use													
Permitted Use Types : B - By-right A - Accessory Use R - With Restrictions SUP - Special Use Permit <b>Strikethrus &amp; underlines indicate a change</b>													
Agriculture and Environment													
Agricultural operations	B	B	B	B									B
Agriculture, intensive			SUP										SUP
Agritourism	B	B	B	B									B
Aquaculture	B	B	B	B									B
Brewery or distillery, farm	B	B	B	B									B
Confined Animal Feeding Operation		R	R										R
Conservation	B	B	B	B	B	B	B	B	B	B	B	B	B
Farmers market			B				B	B	B				
Livestock market			SUP							SUP			
Residential farm	<u>B</u>	<u>R</u>	<u>R</u>	R	R	SUP	SUP						
Wayside stand	B	B	B	B									B
Winery, farm	B	B	B	R									B

# Attachment B. Revised Use Matrix

Last Updated: March 8, 2021

Proposed Use	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	RR Rural Residential	R Residential	R-1 Medium/High Density Residential	PUD Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 Light Industrial	I-2 General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Residential													
Accessory dwelling unit	SUP R	SUP R	SUP R	SUP R	SUP R	SUP	SUP						R
Alternative dwelling unit	SUP	SUP	SUP	SUP								SUP	
Dwelling, multifamily						B	B						
Dwelling, single-family	B	B	B	B	B	B	B	R	R			R	B
Dwelling, townhouse						B	B						
Dwelling, two-family					B	B	B						
Family day home (5-12 children)	SUP	SUP	SUP	SUP	SUP	SUP	SUP						
Family day home (1-4 children)	B	B	B	B	B	B	B					B	B
Family health care structure, temporary	B	B	B	B	B	R	R						
Home occupation, type A	R	R	R	R	R	R	R						
Home occupation, type B	SUP	SUP	SUP	SUP	SUP								SUP
Home occupation, virtual business	R	R	R	R	R	R	R					R	
Manufactured home	B	B	B	B	SUP							B	B
Manufactured home park												B	
Residential care home	B	B	B	B	B	B						B	
Shelter, residential						SUP							
Short-term tourist rental	R	R	R	R	R								



**Attachment B. Revised Use Matrix**  
**Last Updated: March 8, 2021**

Proposed Use	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	RR Rural Residential	R Residential	R-E Medium/High-Density Residential	PUD Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 Light Industrial	I-2 General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Public, Civic, Recreational and Institutional													
Camps and campground, recreational	SUP	SUP	SUP										
Cemetery	SUP	SUP	SUP		SUP				B				
Cultural facility			SUP	SUP			SUP	B	B				
Educational facility, college or university							SUP	SUP	B	SUP			
Educational facility, primary or secondary		SUP	SUP	SUP	B	SUP	B	B	B				
Emergency management services	SUP	SUP	SUP	SUP	SUP	SUP	SUP	B	B	B	B		
Neighborhood recreational facility				B	B	B	B					B	
Public park/recreational area	R	R	R	R	R	R	R	B	B	B	B	R	
Public use	SUP	SUP	SUP		SUP	SUP	SUP	B	B	B		SUP	
Religious assembly	SUP	B	B		B	B	B	B	B	SUP	SUP	B	

Attachment B. Revised Use Matrix  
Last Updated: March 8, 2021

Proposed Use	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	RR Rural Residential	R Residential	R-1 Medium/High Density Residential	PUD Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 Light Industrial	I-2 General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Commercial													
Assembly, place of	SUP	SUP	SUP	SUP	SUP	SUP	SUP	B	B	SUP			
Automobile repair service, major		SUP	SUP				SUP	R	R	R			
Automobile repair service, minor		SUP	SUP					R	B	B			
Automobile sale, rental/leasing									B-R				
Aviation facility, private			SUP						SUP	SUP	SUP		
Aviation facility, public			B					B					
Bed and breakfast establishment	R	R	R	R	SUP		SUP	R					
Brewery, craft (Micro)							R-B	R-B	B				
Business, adult									SUP				
Business support service							B	B	B	B	B		
Car wash									B-R				
Catering facility							B	B	B	B			
Commercial indoor entertainment								B	B				
Commercial indoor recreation / amusement								B	B				
Commercial outdoor recreation / amusement	SUP	SUP	SUP					SUP	B-R	SUP	SUP		
Construction material sales									B		B		
Consumer repair service							B	B	B	B			
Crematory									SUP	B-R			
Day care center		SUP	SUP	SUP	SUP	SUP	SUP	B-R	B-R	SUP		B-R	
Distillery, craft (Micro)							R-B	R-B	B	B			



Attachment B. Revised Use Matrix  
Last Updated: March 8, 2021

Proposed Use	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	RR Rural Residential	R Residential	R-1 Medium/High Density Residential	PUD Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 Light Industrial	I-2 General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Equipment sales/rental, heavy			SUP						Ø R	Ø R			
Equipment repair service, heavy			SUP						SUP	Ø R	R		
Farm supply and service establishment			SUP				B	B	B				
Financial institution							B	B	B				
Funeral home													
Gasoline station	SUP	SUP	SUP				SUP	SUP	Ø R				
Greenhouse, commercial			SUP						Ø R				
Hospital									B				
Hotel									B	B			
Janitorial business									B	B			
Life care facility						SUP	B	B	B				
Kennel, commercial		SUP	SUP						Ø R				
Laundry, commercial									B	B			
Manufactured home sales									SUP	SUP			
Office, general			SUP				B	B	B	B	B		
Office, medical/clinic							B	B	B				
Outdoor sales, seasonal		R	R				R	R	R	R			
Personal services							B	B	B				

# Attachment B. Revised Use Matrix

Last Updated: March 8, 2021

Proposed Use	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	RR Rural Residential	R Residential	R-1 Medium/High Density Residential	PUD Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 Light Industrial	I-2 General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Restaurant, drive-thru							R		R				
Restaurant, general							B	B	B				
Restaurant, mobile							SUP	R	R				
Sawmill, commercial		SUP	SUP						SUP		R		
School, business or trade							B	B	B	B			
Self-storage facility		SUP	SUP							<del>B</del> <u>R</u>			
Shooting range, commercial		SUP	SUP						R	R			
Sportsman's club	SUP	SUP	SUP										
Stable, commercial	SUP	SUP	SUP	SUP				SUP	SUP				
Storage warehouses		SUP	SUP						B	B	B		
Store, general		SUP	SUP				B	B	B	B			
Store, specialty		SUP	SUP				B	B	B	B			
Veterinary clinic		SUP	SUP				R	R	<del>B</del> <u>R</u>				
Tradesperson Service		SUP	SUP				SUP	B	B	B	B		

Attachment B. Revised Use Matrix  
Last Updated: March 8, 2021

Proposed Use	P-R Park- Recreation	W-C Woodland Conservation	A-1 Agriculture	RR Rural Residential	R Residential	R-1 Medium/ High Density Residential	PUD Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 Light Industrial	I-2 General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Industrial													
Boat yard									SUP	SUP	B		
Construction material sales or rental									B	B			
Hazardous material storage and distribution											SUP		
Laboratory, research and development										B	B		
Manufacturing, heavy											SUP		
Manufacturing, light										B	B		
Recycling facility											B		
Sanitary landfill			SUP								SUP		
Storage yard									R	R			
Truck/freight terminal										SUP	B		
Warehousing and distribution										B	B		
Miscellaneous													
Accessory building or structure	R	R	R	R	R	R	R	R	R	R	R	R	R
Amateur radio antennas	R	R	R	R	R	R	R	R	R	R	R	R	R
Broadcasting or communication tower	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Communication facility, small cell	B	B	B	B	B	B	B	B	B	B	B	B	B
Graveyard	B	B	B	B	B	B	B	B	B	B	B	B	B
Junkyard													
Kennel, private	Ø R	Ø R	Ø R	SUP	SUP		SUP						Ø R
Parking lot, commercial		SUP	SUP						SUP		B		
Parking lot, private	A	A	A	A	A	A	A	A	A	A	A	A	A
Resource extraction		SUP	SUP										
Sawmill, portable	R	R	R	R				R	R	R	R		R
Sportsman club, private	R	R	R										
Stable, private	R	R	R	R	SUP							SUP	
Utility service, major	SUP	SUP	SUP						SUP	SUP	B		
Utility service, minor	R	R	R	R	R	R	R	R	R	R	R	R	R
Windmill	SUP	SUP	SUP	SUP	SUP			SUP	SUP	SUP	SUP		
Windmill, small system	R	R	R					R	R	R	R		R

